

Schedule of Main Modifications to Epping Forest District Local Plan Submission Version 2017 (LPSV) for the Main Modifications Consultation (ED130)

Note: all documents associated with the consultation can be accessed on the dedicated Local Plan website www.efdclocalplan.org.

Introduction

This document contains the Main Modifications to the Epping Forest District Local Plan Submission Version (2017) as submitted for Examination on 21st September 2018.

The Local Plan Submission Version (2017) is available at www.efdclocalplan.org

The Main Modifications are put forward for public consultation without prejudice to the Inspector's final conclusions on the Local Plan.

Any representations made upon the Main Modifications will be taken into account by the Inspector.

In addition to the Main Modifications Schedule, representations can be made on a number of supporting documents that are associated with the Main Modifications. These documents are available at www.efdclocalplan.org

A schedule of Additional Modifications has been prepared which are minor changes to the Plan and not those necessary for soundness. They do not form part of the Inspector's examination of the Plan. The schedule of Additional Modifications is not being consulted on but is available on the Local Plan website for reference.

Within the Local Plan, there are a number of maps. Where these maps have been updated to reflect the Main Modifications, reference is made in this document. The revised mapping itself this can be accessed at www.efdclocalplan.org.

How to comment on the proposed Main Modifications

Any comments on the Main Modifications should be made using the Representation form that can be accessed at www.efdclocalplan.org. The quickest and easiest way to make representations is via the online form.

If it is not possible to use the online response form, representations can be made using the downloadable version of the response form which can be completed and then submitted via email or by post.

Please note that the Representation form is in two parts. Part A is your details and Part B is your representation. You will need to complete a separate Part B for each representation you wish to make.

This consultation is confined to the Main Modifications to the Epping Forest District Local Plan Submission Version 2017 as outlined within this Schedule and the associated supporting documents. No representations should be made about parts of the Plan that are not proposed to be modified. Such representations will not be considered by the Inspector.

It is not necessary to repeat comments already made on other aspects of the Plan as these are already being considered by the Inspector.

Additional guidance is available on the Plan website - www.efdclocalplan.org

Understanding the Main Modifications Schedule

The Main Modifications are prefixed with **MM** in the first column in the Schedule and are arranged in Epping Forest District Local Plan Submission Version 2017 order.

For clarification, where text has been changed, deleted text is shown as ~~strikethrough~~ and additional text is shown underlined.

Please note that **x.xx** denotes that the Main Modification is a new paragraph and **()** denotes that the Main Modification is a new sub-part to a Policy. Numbering will be added after the Main Modifications consultation stage.

All Policy, page and paragraph numbers referred to in the schedule relate to those in the Epping Forest District Local Plan Submission Version 2017. Note below regarding the Main Modification to delete Policy SP1 and implications in respect of policy references.

In addition to the specific changes listed in the following schedule, consequential renumbering and renaming changes will also be required including to site allocations, paragraphs and footnotes upon adoption of the Local Plan.

It was identified during work to finalise the Main Modifications Schedule that there are several matters within the Schedule that it might be helpful to explain to readers up-front. These are as follows:

- Policy SP1 – following discussion during hearing sessions a Main Modification (MM10) is proposed to delete Policy SP1 from the Local Plan Submission Version to avoid unnecessary duplication with National Planning Policy. As a consequence, all SP policy references have moved up by one i.e. what was Policy SP2 becomes Policy SP1 and so forth. This change is reflected in the wording of all Main Modifications proposed.
- For a summary of all Main Modifications relating to the removal of residential site allocations from the Local Plan Submission Version or amendments to site allocations in terms of their site capacity or likely delivery trajectory see the Council's summary response to the Inspector's Actions document (Action 9).
- Main Modifications in respect of 'settlements' – MM76 outlines the removal of 'Matching (incorporating Matching Green, Matching Tye and Matching)' as a 'settlement' and 'Small Village' in Table 5.1 of the Local Plan Submission Version because it is anomalous and unjustified. Main Modifications to Policies P12 and P13 (MM97, MM98 & MM99) are outlined to correct the anomaly arising from the inclusion of 'Moreton' (a 'smaller rural community') in Policy P12, which otherwise concerns 'Settlements', as defined by Table 5.1 of the Local Plan Submission Version. Refer to 'Reason for the change/ Source column' within the Schedule for more detail.
- Acknowledging that the Inspector confirmed during the Examination hearings that Appendix 6 to the LPSV (Site Specific Requirements) constitutes policy, it is proposed to rename this document as Part 2 of the Plan rather than simply an appendix to it. This change is reflected in the wording of all Main Modifications proposed.
- It should be further noted that, as per the Additional Modifications Schedule, this includes a structural change to split Part Two of the Local Plan into two sections:
 - Section A – provides site specific policy requirements for the site allocations identified in Chapter 5 of Part One of the Local Plan (except for the Strategic Masterplan Areas where the detail is included within Part One of the Local Plan); and
 - Section B – presents more detailed mapping of the employment designations identified in Chapter 5 of Part One of the Local Plan.
 - Settlements with site allocations or designations are listed in the same order as in Chapter 5 of Part One of the Local Plan.

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PROPOSED MAIN MODIFICATIONS TO THE EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION

GENERAL

Mod. No.	LPSV Policy/Page No.	Reason for the Change / Source	Proposed Main Modification
MM1	All Policies	Text no longer be required (Agreed during Hearing Session)	Remove the 'Key Evidence' sections throughout the Plan.
MM2	All Places (P) Policies	To make clear that Part Two– Site Specific Policy Requirements and Designations (formerly Appendix 6) constitutes policy. (Matter 15 Hearing Statement)	Amend Part A of the Places Policies (P1- P15) as follows: "A. Proposals for development on allocated sites should accord with the site specific <u>policy</u> requirements set out in Appendix 6 <u>Part Two of this Plan.</u> "

CHAPTER 1 – INTRODUCTION AND SETTING THE SCENE

Mod. No.	LPSV Policy/Page No.	Reason for the Change / Source	Proposed Main Modification
MM3	Introduction Page 3	To provide clarification (Matter 1 Hearing Statement)	Amend Paragraph 1.12 as follows: "1.12 Neighbourhood Plans were introduced through the Localism Act 2011. Communities can shape development in their areas through the production

			<p>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. <u>The strategic policies identified for the purpose of Neighbourhood Plan preparation and examination are those within:</u></p> <p><u>(a) Chapter 2 'Strategic Policies' with the prefix 'SP';</u> <u>(b) Chapter 3 'Housing, Employment and Transport' with the prefix 'H', 'E' or 'T';</u> <u>(c) Chapter 5 'Places' with the prefix 'P'</u> <u>(d) Chapter 6 'Infrastructure and Delivery' Policies 'D1 to D5 and D8'.</u>"</p>				
MM4	Introduction Page 7	To correct an error (Matter 2 Hearing Statement)	<p>Replace the final sentence in paragraph 1.36 as follows:</p> <p><u>"1.36...The construction, accommodation and food services and financial and business services are the most common in the district, as shown in Figure 1.3. The financial and business services, public administration, education and health, wholesale and retail and construction sectors are the most common in the District, as shown in Figure 1.3."</u></p>				
MM5	Introduction Page 8-10	To correct an error in the drafting of the LPSV and to properly reflect the affordable housing need in the District. (Matter 2 Hearing Statement)	<p>To replace Figure 1.5 with the following table:</p> <p><u>Table 1.2 Need for Affordable Homes in Epping Forest District 2011-2033</u></p> <table border="1" data-bbox="987 1098 1780 1380"> <tr> <td colspan="2"><u>Epping Forest District Need for Affordable Homes (Households)</u></td> </tr> <tr> <td><u>Unmet need for affordable homes 2011 - 2016</u></td> <td><u>665</u></td> </tr> </table>	<u>Epping Forest District Need for Affordable Homes (Households)</u>		<u>Unmet need for affordable homes 2011 - 2016</u>	<u>665</u>
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<u>Unmet need for affordable homes 2011 - 2016</u>	<u>665</u>						

			<table border="1"> <tr> <td><u>Future need for affordable homes 2016-33</u></td> <td><u>2,186</u></td> </tr> <tr> <td><u>Total need for affordable homes 2016-33</u></td> <td><u>2,851</u></td> </tr> </table> <p>To be consistent with the replacement table, paragraph 1.43 to be replaced as follows:</p> <p><u>“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 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). There is a significant need for additional affordable homes within the District as set out in the Strategic Housing Market Assessment (SHMA) 2015. Table 1.2 sets out unmet need for affordable homes between 2011 and 2016, and the District’s future need for affordable homes for the period 2016–2033 based on the 2017 update of the SHMA”</u></p>	<u>Future need for affordable homes 2016-33</u>	<u>2,186</u>	<u>Total need for affordable homes 2016-33</u>	<u>2,851</u>
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MM6	Introduction Page 10-11	To clarify what Part Two of the Plan (formerly Appendix 6) comprises.	<p>Amend Paragraph 1.46 as follows:</p> <p>“[...] —Appendix 6: Site specific requirements for site allocations (this is included in a separate document)</p> <p>New Paragraph added after 1.46 as follows:</p> <p><u>“x.xx Part Two sets out the Site Specific Policy Requirements and Designations:</u></p> <ul style="list-style-type: none"> • <u>Section A – provides site specific policy requirements for the site allocations identified in Chapter Five of Part One of the Local Plan</u> 				

			<p>(except for the Strategic Masterplan Areas where the detail is included within Part One of the Local Plan); and</p> <ul style="list-style-type: none"> • <u>Section B – presents more detailed mapping of the employment designations identified in Chapter Five of Part One of the Local Plan.”</u>
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CHAPTER 2 – STRATEGIC CONTEXT AND POLICIES

Mod. No.	LPSV Policy/Page No.	Reason for the Change / Source	Proposed Main Modification
MM7	Lee Valley Regional Park Page 17-18	To refer to the most up to date proposals (Discussed during Hearing Session)	<p>Amend Paragraph 2.21 and 2.24 as follows:</p> <p>“2.21 [...] The Regional Park LVRP Authority has adopted is in the process of preparing a suite of documents, the Park Development Framework (PDF), which sets out will establish its aspirations and specific proposals for the future use and development of the Regional Park. The adopted documents include In July 2010, the Authority adopted the Vision, Strategic Aims and Principles (2010), Adoption of a series of Thematic Proposals, followed in January (2011), setting out development and management proposals on a broad Park-wide thematic basis. Strategic Policies, a revised Landscape Strategy and a series of more detailed park wide Area Proposals.”</p> <p>“2.24 The Lee Valley Regional Park LVRP Authority has prepared 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 In this respect, the Park is divided into eight areas, across the Park. Parts of Epping Forest District are is included within the adopted Area 5 proposals for Areas 5, 6 and 7. which</p>

		<p>To reflect LVRPA’s most up to date strategic aims (Discussed during Hearing Session)</p>	<p>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. <u>The most up to date information on Area Proposals can be found on the LVRP Authority's website.</u></p> <p>Replace vision in green box as follows:</p> <p><u>“Lee Valley Regional Park – A world class leisure destination This is supported by six strategic aims: (i) Visitors: A Park that is a high quality and regionally unique visitor destination. (ii) Sport and Recreation: A Park that delivers a range of high quality opportunities for sport and recreation. (iii) Biodiversity: A Park that delivers a high quality biodiversity resource for the region. (iv) Community: A Park that helps people improve their wellbeing. (v) Landscape and Heritage: A Park landscape that embraces the physical, cultural and social heritage of the area. (vi) Environment: A Park that contributes to the environmental sustainability of the region.”</u></p>
MM8	<p>Vision for the District</p> <p>Page 19</p>	<p>To recognise health and wellbeing principles in place shaping</p>	<p>Amend Vision for the District as follows:</p> <p>“By 2033 Epping Forest District will be a place where:</p> <p>(i) residents continue to enjoy a healthy, happy and good quality of life;</p> <p>(ii) new homes of an appropriate mix of sizes, types and tenures to meet local needs will be provided and well integrated communities created;</p> <p>(iii) development respects the attributes of the different towns and villages;</p>

		<p>To address concerns raised by Historic England</p> <p>To include reference to nature conservation</p> <p>To specify opportunities to enhance the District's green and blue infrastructure</p> <p>To include reference to air quality (Matter 2 Hearing Statement)</p>	<p>(iv) development needs will be met in the most sustainable locations;</p> <p>(v) Epping Forest will be conserved and enhanced;</p> <p>(i) the historic environment will be preserved or enhanced;</p> <p>(vi) the recreational <u>and nature conservation</u> aims of Lee Valley Regional Park will be supported;</p> <p>(vii) a more sustainable local economy including tourism, aviation, research and development, <u>construction</u> and food production will be developed;</p> <p>(viii) a distinctive and attractive network of town and village centres will have been maintained;</p> <p>(i) the natural environment and landscape character will be protected and opportunities to improve access to the countryside will be taken, including by enhancing the District's green and blue infrastructure networks;</p> <p>(ix) access to places by public transport, walking and cycling will be promoted public transport, walking and cycling infrastructure be promoted to residents of new and existing developments to encourage sustainable travel; and</p> <p>(x) significant residential development will be located around Harlow to support the economic regeneration of the town; <u>and</u></p> <p>(i) air quality will be improved."</p>
MM9	Local Plan Objectives		Amend Objective A. 'Environment and Design' by amending points (iv), (v) and (vi) and the addition of new point after (vi) as follows:

	Page 20-21	<p>To address concerns raised by Historic England (ED34)</p> <p>Include reference in the Local Plan Objectives to the improvement of air quality and incorporation of green infrastructure and enhancement of biodiversity within the design of development.</p> <p>To recognise health and wellbeing principles in place shaping (ED10B)</p>	<p>“(iv) to protect and encourage the enhancement of heritage resources <u>the historic environment</u> including Scheduled Monuments, statutorily and l<u>locally</u> l<u>listed</u> b<u>Buildings</u>, Registered Parks and Gardens, and Conservation Areas;”</p> <p>“(v) to ensure that the design, density, layout and landscaping of new development is sensitive to the surrounding area, is of a high quality, <u>incorporates green and blue infrastructure, protects and enhances biodiversity to deliver a net gain where appropriate</u>, and is designed so as to reduce opportunities for crime and anti-social behaviour; and”</p> <p>“(vi) to ensure new development takes full account of, and mitigates <u>or improves</u>, where necessary <u>or appropriate</u>, potential problems from air pollution, land contamination and noise-; and”</p> <p>"(vii) to ensure new development supports healthy living through its design and provides opportunities for physical activity and access to quality open space and employment opportunities."</p> <p>Amend Objective E as follows:</p> <p>“E. <u>Air Quality</u>, Climate Change and Flood Risk”</p>
MM10	<p>Policy SP 1</p> <p>Page 22 - 23</p>	<p>Deletion of Policy SP 1 to avoid unnecessary duplication with National Policy and essential consequential changes (Discussed during Hearing Session)</p>	<p>Remove Policy SP 1:</p> <p>“Policy SP 1 Presumption in favour of sustainable development</p> <p>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.</p> <p>B. — Proposals which accord with the development plan will be approved. Proposals that do not accord with the development plan will be refused,</p>

			<p>unless material considerations indicate otherwise. When taking decisions, the Council will apply the presumption in favour of sustainable development within national planning policy.”</p> <p>Make the following consequential amendments required as a result of deleting Policy SP 1:</p> <p>“2.34 The overarching strategy of the Local Plan is contained in the following seven <u>six</u> policies [...].”</p> <p>Amend Paragraph 2.35 as follows:</p> <p>“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. <u>The Council will take a positive approach to the consideration of development proposals, reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will work proactively with applicants to find solutions for development proposals that help to improve the economic, social and environmental condition in the District, 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.</u>”</p> <p>“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</p>
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			<p>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.”</p> <p>“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:</p> <ul style="list-style-type: none"> • 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.” <p>Delete 'Approach' before LPSV para 2.38</p> <p>“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.”</p>
MM11	Table 2.3		Amend Table 2.3 as follows:

	Page 29	To reflect the latest information and Inspector's Interim Findings (ED98)	<p>Table 2.3 Housing land supply: 2011-2033</p> <table border="1"> <tr> <td colspan="2">The components of housing land supply over the period 2011-2033 are as follows:</td> </tr> <tr> <td>Minimum number of homes required to be built 2011-2033: 518 x 22 years</td> <td>~11,400</td> </tr> <tr> <td>Homes Built (Completions) 2011-2017<u>2020</u> up to 31 March 2017<u>2020</u></td> <td>1,330 <u>2,497</u></td> </tr> <tr> <td colspan="2">What is available in the future (supply)</td> </tr> <tr> <td>Sites with planning permission up to 31 March 2017<u>2020</u> + 10% non-delivery rate</td> <td>1,621 <u>1,118</u></td> </tr> <tr> <td>Windfalls 35 x 44 <u>9</u> years</td> <td>385 <u>-280</u></td> </tr> <tr> <td>Total supply</td> <td>3,336</td> </tr> <tr> <td>Requirement met through Garden Town Communities around Harlow within EFDC <u>the District</u></td> <td>3,900</td> </tr> <tr> <td>Remaining requirement to be provided elsewhere in the District</td> <td></td> </tr> <tr> <td><u>Requirement met through allocations outside the Garden Communities within the District</u></td> <td>4,146 <u>4,463</u></td> </tr> <tr> <td>Total supply</td> <td><u>12,258</u></td> </tr> </table>	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 <u>2020</u> up to 31 March 2017 <u>2020</u>	1,330 <u>2,497</u>	What is available in the future (supply)		Sites with planning permission up to 31 March 2017 <u>2020</u> + 10% non-delivery rate	1,621 <u>1,118</u>	Windfalls 35 x 44 <u>9</u> years	385 <u>-280</u>	Total supply	3,336	Requirement met through Garden Town Communities around Harlow within EFDC <u>the District</u>	3,900	Remaining requirement to be provided elsewhere in the District		<u>Requirement met through allocations outside the Garden Communities within the District</u>	4,146 <u>4,463</u>	Total supply	<u>12,258</u>
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MM12	Table 2.4	To reflect the latest information	<p>Amend Table 2.4 as follows:</p> <table border="1"> <tr> <td>The components of Traveller and Travelling Showpeople requirement over the period 2011-2033 are as follows:</td> </tr> </table>	The components of Traveller and Travelling Showpeople requirement over the period 2011-2033 are as follows:																					
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			<p>Number of pitches required 2011-2033 based on 2016 Gypsy and Traveller Accommodation Assessment and update</p> <p>No of pitches completed</p> <p>Pitches given planning permission 2016 -2017<u>2020</u></p> <p>Remaining requirement to be provided – not including known ethnic traveller households who do not meeting the planning definition</p>	<p>64 pitches and 1 yard</p> <p>16</p> <p>46 <u>17</u></p> <p>312 pitches and 1 yard (identified in Policy SP5<u>4</u> and Chapter 5 of the Local Plan)</p>						
MM13	<p>Table 2.5, Paragraph 2.71</p> <p>Page 30</p>	<p>To clarify that the land requirements in the table cover the period 2016-33 (Matter 3 Hearing Statement)</p>	<p>Amend Table 2.5 as follows, and reposition the table to be between existing paragraphs 2.71 and 2.72:</p> <p>Table 2.5: Employment <u>Land</u> Requirements 2011-2033 <u>2016-33</u></p> <table border="1"> <tr> <td colspan="2">The components of employment land requirement over the period 2011-2033 <u>2016-2033</u> are as follows:</td> </tr> <tr> <td>Employment land (B <u>Use Class</u> uses) required 2016-2033 for offices</td> <td>2-5ha</td> </tr> <tr> <td>Employment land (B <u>Use Class</u> uses) required 2016-2033 for <u>industrial</u></td> <td>14ha</td> </tr> </table>		The components of employment land requirement over the period 2011-2033 <u>2016-2033</u> are as follows:		Employment land (B <u>Use Class</u> uses) required 2016-2033 for offices	2-5ha	Employment land (B <u>Use Class</u> uses) required 2016-2033 for <u>industrial</u>	14ha
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			<table border="1" data-bbox="1003 193 1921 331"> <tr> <td data-bbox="1003 193 1480 331">Residual Remaining requirement to be provided</td> <td data-bbox="1480 193 1921 331">16-19ha</td> </tr> </table> <p>Additional sentence to be added at the end of Paragraph 2.71 as follows: <u>"2.71 [...] Table 2.5 sets out the employment land requirements for the District as reported in the 2017 West Essex and East Hertfordshire Assessment of Employment Needs. These requirements take into account delivery in the early part of the Plan period between 2011 and 2016."</u></p>	Residual Remaining requirement to be provided	16-19ha
Residual Remaining requirement to be provided	16-19ha				
MM14	Supporting text to Policy SP 2 Paragraph 2.66 Page 28-32	For clarification and to ensure consistency with Policy SP1 (formerly SP 2)	<p>Amend Paragraph 2.66 as follows:</p> <p>"2.66 [...] 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:</p> <ol style="list-style-type: none"> 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 <u>greenfield land</u> 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: <ol style="list-style-type: none"> a. Of least value to the Green Belt if the land <u>is otherwise suitable</u> meets other suitable criteria for development. b. Of greater value to the Green Belt if the land <u>is otherwise suitable</u> meets other suitable criteria for development. 		

		<p>'smaller' prefix not required and may be misleading in potentially implying there are 'larger' rural communities.</p> <p>For clarification in relation to the stepped trajectory (Discussed during Hearing Session)</p>	<p>c. Of most value to the Green Belt if the land <u>is otherwise suitable</u> meets other suitable criteria for development.</p> <p>6 Agricultural land:</p> <p>a. Of Grade 4-5 if the land meets other suitable criteria for development.</p> <p>b. Of Grade 1-3 if the land meets other suitable criteria for development.</p> <p>7 Enable small scale sites in smaller rural communities to come forward where there is a clear <u>demonstrable</u> local need which supports the social and economic well-being of that community.”</p> <p>Move paragraphs 2.77 – 2.81 to sit before Policy SP2 (now SP1) to follow existing paragraph 2.68 and amend Paragraph 2.77 as follows:</p> <p>“2.77 [...] The Plan provides a range of sites in different locations which means that it is not reliant on delivery at a single location. New homes will be delivered in accordance with the stepped trajectory as set out in this policy. A breakdown of the housing supply is included at Appendix 5.”</p> <p>Delete paragraph 2.78:</p> <p>“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.”</p>
MM15	Policy SP 2 Page 31-32	Clarify affordable housing requirement (to reflect Inspector’s Interim findings (ED98), to make reference	<p>Amend Part A of the Policy as follows:</p> <p>“A. Within the period 2011-2033 the Local Plan will provide for a minimum of 11,400 new homes, <u>including a minimum of 2,851 new affordable homes</u></p>

		<p>to stepped trajectory (as discussed at Hearing Session) and to clarify that Policy SP 2 is to be applied to windfall sites also.</p> <p>'smaller' prefix not required and may be misleading in potentially implying there</p>	<p>between 2016 – 2033, allocated in accordance with the following sequential approach:"</p> <p>(i) the creation of Garden Town Communities around Harlow recognising its strategic economic role and needs;</p> <p>(ii) a sequential flood risk assessment – proposing land in Flood Zone 2 and 3 only where need cannot be met in Flood Zone 1;</p> <p>(iii) sites located on previously developed land within settlements;</p> <p>(iv) sites located on open space greenfield land within settlements where <u>the proposals will such selection would</u> maintain adequate open space provision within the settlement;</p> <p>(v) previously developed land within the Green Belt;</p> <p>(vi) greenfield/ Green Belt land on the edge of settlements:</p> <ul style="list-style-type: none"> - Of least value to the Green Belt if the land <u>is otherwise suitable meets other suitable criteria</u> for development. - Of greater value to the Green Belt if the land <u>is otherwise suitable meets other suitable criteria</u> for development. - Of most value to the Green Belt if the land <u>is otherwise suitable meets other suitable criteria</u> for development. <p>(vii) Agricultural land:</p> <ul style="list-style-type: none"> - 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. <p>(viii) enable small scale sites in smaller rural communities to come forward where there is a clear <u>demonstrable</u> local need which supports the social and economic well-being of that community."</p>
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are 'larger' rural communities.

New Part after Part A as follows:

" New homes will also be delivered in accordance with Part D of this Policy, applying the order of priority at parts A(i) to (viii) above, and the following stepped trajectory."

[Note: Part D referred above is existing Part C in LPSV]

Amend stepped trajectory in new Part after Part A as follows:

<u>Period</u>	<u>Projected housing requirement</u>
<u>2011/12 – 2019/20</u>	<u>2,497 (277 per annum)</u>
<u>2020/21 – 2024/25</u>	<u>2,750 (550 per annum)</u>
<u>2025/26 – 2032/33</u>	<u>6,153 (769 per annum)</u>
<u>Total</u>	<u>11,400 (518 per annum)</u>

Amend Part B as follows:

Settlement	Allocated Housing
Sites around Harlow	~ 3,900
Epping	~ 1,305 <u>709</u>
Loughton	~ 1,021 <u>455</u>
Waltham Abbey	~ 858 <u>836</u>
Ongar	~ 590
Buckhurst Hill	~ 87
North Weald Bassett	~ 1,050

		<p>To provide clarification that the requirement for the whole plan period should be set out in Policy SP 2, Part D in the same way it is for general housing in Part A. (Matter 3 Hearing Statement)</p> <p>To clarify how many new jobs are to be provided over the Plan period. (Matter 3 Hearing Statement)</p>	<table border="1" data-bbox="996 193 1653 635"> <tr> <td>Chigwell</td> <td>~ 376 <u>206</u></td> </tr> <tr> <td>Theydon Bois</td> <td>~ 57</td> </tr> <tr> <td>Roydon</td> <td>~ 62 <u>48</u></td> </tr> <tr> <td>Nazeing</td> <td>~ 122 <u>118</u></td> </tr> <tr> <td>Thornwood</td> <td>~ 172</td> </tr> <tr> <td>Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots</td> <td>~ 475 <u>161</u></td> </tr> <tr> <td>Rural East</td> <td>~ 41 <u>11</u></td> </tr> </table> <p>Amend Part D of the Policy as follows:</p> <p>“D. An additional 38 Pitches and 1 yard will be provided through the allocation of sites in the Local Plan to accommodate <u>Within the period 2011-2033 the Local Plan will provide for a minimum of 64 pitches and one yard to accommodate the needs of Travellers and Travelling Showpeople as identified in Policy SP45 and Chapter 5. This provision will be delivered through the following sequential approach: [...]</u>”</p> <p>Amend Part E of the Policy as follows:</p> <p>“E. Within the period 2011-2033 the Local Plan will <u>maximise opportunities provide for employment needs by jobs growth, with the aim of achieving a minimum of 10,800 new jobs in the District up to 2033. This includes making provision for: [...]</u>”</p>	Chigwell	~ 376 <u>206</u>	Theydon Bois	~ 57	Roydon	~ 62 <u>48</u>	Nazeing	~ 122 <u>118</u>	Thornwood	~ 172	Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots	~ 475 <u>161</u>	Rural East	~ 41 <u>11</u>
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		To reflect the Inspector's Interim findings (ED98)	<p>New Part after LPSV Part C as follows:</p> <p><u>"The Council will demonstrate a rolling five-year supply of deliverable housing land, in accordance with national planning policy throughout the Plan period. The Council will monitor this through its Authority Monitoring Report which is published annually."</u></p>
MM16	<p>Supporting text to Policy SP 3 (Note this runs before Policy SP 3 and after)</p> <p>Page 33-36</p>	<p>To better reflect Government policy in the NPPF with regards to health and wellbeing and to address concerns raised by Essex County Council (ED10A)</p> <p>To recognise health and wellbeing principles in place shaping (Discussed during Hearing Session)</p>	<p>Amend paragraph 2.83 as follows:</p> <p>"2.83 [...] Development should ensure that new or changing places are:</p> <ul style="list-style-type: none"> • functional <u>well</u>; • support mixed uses and tenures; • include successful public spaces; • are adaptable and resilient; • have a distinctive character; • are attractive; • and encourage ease of movement <u>by active and sustainable modes.</u>" <p>Insert new paragraphs after paragraph 2.88 to read as follows:</p> <p><u>"x.xx Public Health objectives focuses on health improvement and supporting communities to remain healthy. An Essex Health and Wellbeing Board and a local Health and Wellbeing Board has been established. Essex County Council, Epping Forest District Council and wider health and care providers strategies focus on the implementation of preventative measures to help reduce poor health across the County. Accordingly, most residential developments can promote healthy living through their design, thus contributing towards overarching public health priorities and helping to reduce some of the overall impacts of development."</u></p>

			<p><u>x.xx National planning policy and guidance defines a healthy community as a place that supports healthy behaviours and supports reductions in health inequalities. Planning policies and decisions should aim to achieve healthy, inclusive and safe places. Local authorities have a role in creating a healthy community and the Council will work closely with relevant stakeholders, developers and communities to ensure that future development in the District takes into account the need to improve the health and wellbeing of local residents (and workers) including access to appropriate health and care infrastructure.</u></p> <p><u>x.xx For large development proposals, the extent of potential health impacts should be assessed through a Health Impact Assessment (HIA) to ensure that the development will help to encourage opportunities for healthy living and ensure access to appropriate healthcare services continues to be provided for the new development and community as a whole. The HIA should consider the positive and less positive impacts upon healthy living, as well as additional demands that are placed upon the capacity of health and care services arising from the development. The assessment must consider wider impacts on health and provide recommendations on how the development will impact upon these. HIAs should be prepared in accordance with local guidance and best practice, including guidance published by the Essex Planning Officers' Association. HIA should be prepared in line with the Council's Local List of Validation Requirements. Early advice on the type and scope of the HIA should be sought from the Council and additional advice may be provided by the Epping Forest District Health and Wellbeing Team."</u></p> <p>Amend Paragraph 2.91 as follows:</p> <p>"2.91 [...]</p> <ul style="list-style-type: none"> ● South Epping Masterplan; ● Jessel Green Masterplan;
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		<p>To reflect the Inspector's Interim findings (ED98)</p> <p>To recognise health and wellbeing principles shaping (Discussed during Hearing Session)</p> <p>To provide clarification and to ensure consistency (Discussed during Hearing Session)</p>	<ul style="list-style-type: none"> • Waltham Abbey North Masterplan; • North Weald Bassett Masterplan; <u>and</u> • North Weald Airfield Masterplan. <u>and</u> • Limes Farm Masterplan; <p>Additional Paragraph (reflecting ref to Active Design in SP2) after 2.91 as follows:</p> <p><u>x.xxx In order to promote sport and encourage active lifestyles, development proposals should incorporate the ten principles of Active Design developed by Sport England in partnership with Public Health England.</u></p> <p>Amend Paragraph 2.100 as follows:</p> <p><u>"2.100 Concept Frameworks Plans will be produced by the landowners/promoters of relevant allocated sites and shall be endorsed by the Council prior to the submission <u>determination</u> of any planning applications. Detailed design proposals must be reviewed and informed by the Quality Review Panel (QRP). 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 <u>Part Two of the Local Plan Appendix 6. Planning applications and any other consenting mechanisms for sites located within a Concept Framework Plan Area must be in general conformity with the Concept Framework Plan which has been formally endorsed by the Council.</u>"</u></p> <p>Figure 2.1</p>
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		<p>To remove reference to out of date stages of Local Plan preparation</p> <p>To provide clarification (Discussed during Hearing Session)</p>	<p>Amend Figure 2.1 as shown on page 244 of the Schedule.</p> <p>Amend Paragraph 2.101 as follows:</p> <p>“2.101 The production of Strategic Masterplans, Concept Frameworks Plans, Design Codes and where appropriate other planning proposals should be informed through <u>early</u> review at <u>key appropriate</u> stages by the Harlow and Gilston Garden Town or the Council's Quality Review Panel. The Council will generally expect <u>require</u> schemes of more than 50 homes or 5000 <u>square metres</u> of <u>employment commercial/</u> other floorspace to be informed by review. Other smaller schemes which are complex or contentious <u>locally sensitive</u> may also be appropriate for review.”</p> <p>Addition of new paragraph after paragraph 2.101:</p> <p><u>“x.xxx The Terms of Reference for the Harlow and Gilston Garden Town and the Council’s QRP each note the principles of quality review, panel remit and role, details of different review formats, panel membership and QRP dates. The Panels are agile to best meet the needs of the wide range of planning proposals coming forward in terms of both timing of review and format of review that is proportionate to the scale and nature of the proposed scheme. A schedule of QRP reviews is coordinated to ensure that schemes are seen at the appropriate stage. For key schemes, such as Strategic Masterplans, Concept Framework Plans and large scale development, the early establishment of a Planning Performance Agreement (PPA) enables such schemes to be given priority for confirmed QRP dates. The Panels will be monitored and evaluated on a regular basis to ensure that they remain effective and to instigate any necessary revisions such as an increase in scheduled review dates to meet demand.”</u></p>
MM17	Policy SP 3	To provide clarification	<p>Amend lettering so that the Policy begins at Part A.</p> <p>Amend Part H and include new point after point (xiv):</p>

	<p>Page 34</p>	<p>(Discussed during Hearing Session)</p> <p>To address concerns raised by ECC (ED10A)</p> <p>To recognise health and wellbeing principles in place shaping</p> <p>(Discussed during Hearing Session)</p> <p>To make clearer the Council's intended interpretation of the criteria</p> <p>(Matter 7 Hearing Statement)</p> <p>To recognise health and wellbeing principles in place shaping</p> <p>(Discussed during Hearing Session)</p>	<p>"A.H. Strategic Masterplans, <u>Concept Framework Plans and all development proposals must reflect and demonstrate that the following place shaping principles have been adhered to with respect <u>having had regard to their relevance within the context of the scale and nature of the development proposed.</u>"</u></p> <p>"(iv) ensure a robust range of employment opportunities <u>are provided</u> with a variety of jobs within easy commuting distance of homes <u>by sustainable or active transport modes in preference to single occupancy car use;</u></p> <p>(vi) ensure generous, well connected and biodiverse rich green <u>and open space</u> provision;</p> <p>(vii) extend, enhance and reinforce strategic green <u>and blue</u> infrastructure <u>assets and the public realm</u> public open space;</p> <p>(viii) ensure that development enhances the natural environment;</p> <p>(ix) deliver strong local cultural, recreational, social (including health and education where required) and shopping-retail facilities to support day-to-day needs in walkable neighbourhoods;</p> <p>"(xiii) provide for sustainable movement and access to local and strategic destinations (including rail, bus, <u>walking and pedestrians/cycling</u>); and</p> <p>"(xiv) positively respond to sustainable water management; <u>and</u>"</p> <p>C <u>incorporate the Active Design principles and supports healthy living through their design by providing opportunities for physical activity and sport, access to quality open spaces, and employment opportunities."</u></p> <p>Amend Part I of the Policy as follows:</p> <p>"† B. To ensure the best and most efficient use of land as a guide the Council will normally expect:"</p> <p>"(iv) <u>notwithstanding Part B(ii) and (iii) above,</u> lower density developments may be appropriate in <u>urban areas, villages and rural communities</u> where they are other areas of the District. Some parts of the urban areas and some villages as</p>
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		<p>'rural-communities' means the existing localities in the District that are not defined as 'Settlements' in Table 5.1.</p> <p>To recognise health and wellbeing principles in place shaping (Discussed during Hearing Session)</p>	<p>they are particularly sensitive to the impact of intensification and redevelopment because of the prevailing character of the area and the sensitive nature of the surrounding countryside or built form. <u>Where lower densities than those at Part B(ii) and (iii) above are proposed, suitable justification needs to be provided.</u>"</p> <p>Insert a new Part after Part I as follows:</p> <p><u>" To ensure new developments have a positive impact on the health and well-being of residents, and address issues of health deprivation and health inequality in the District, the Council will require:</u></p> <p><u>(i) use Class C3 development in excess of 50 units and all Use Class C2 development and/or employment-development in excess of 1,000 square metres floorspace to be accompanied by a HIA prepared in accordance with local guidance. Where detrimental impact to health and wellbeing is identified, planning permission will be refused unless the impact identified can be mitigated through the design, infrastructure provision and/or funding to meet the health requirements, or by other measures; and</u></p> <p><u>(ii) where appropriate new development will be expected to contribute towards the provision of built facilities and other improvements to healthcare services."</u></p>
MM18	<p>Supporting text to Policy SP 4</p> <p>Page 37-38</p>	<p>To ensure a cohesive approach to the Garden Town (ED10B)</p>	<p>Amendment to Paragraph 2.107 as follows:</p> <p>"2.107 Harlow and <u>Gilston</u> Garden Town comprises <u>the whole of Harlow together with</u> four new Garden Town-Communities:</p> <ul style="list-style-type: none"> - East of Harlow; - Latton Priory; - Water Lane Area; and - Gilston " <p>New paragraph after paragraph 2.117:</p>

	Page 40-41	<p>To provide clarification (Discussed during Hearing Session)</p> <p>To address concerns raised by Historic England (ED24)</p> <p>For clarity that governance and stewardship arrangements are in place prior to the determination rather than submission of an application (ED57)</p> <p>To provide clarification and to ensure consistency (Discussed during Hearing Session)</p> <p>For consistency (ED57)</p> <p>In response to concerns raised by ECC (ED10A)</p>	<p>“(iii) Inclusion of opportunities for community-led housing development <u>with a requirement to deliver a mixture of tenures for new dwellings;</u>”</p> <p>“(iv) Agreeing appropriate and sustainable long-term governance and stewardship arrangements for community assets including <u>heritage assets</u>, green space, the public realm areas and community and other relevant facilities prior to the submission <u>determination</u> of outline planning applications...”</p> <p>Amend Part C(vii) as follows:</p> <p>“(vii) Strategic Masterplans and detailed design <u>development</u> proposals must be reviewed and informed by the <u>Quality Review Panels for the Harlow and Gilston Garden Town;</u>”</p> <p>“(viii) ... Proposals should <u>be in general conformity with</u> adhere to the Harlow and Gilston Garden Town Spatial Vision and Design Charter <u>Guide Charter</u>, and have regard to the original guiding principles established by Sir Frederick Gibberd’s masterplan for Harlow, including the Green Wedge network;”</p> <p>“(xii) Ensure the provision of integrated and sustainable transport systems for the Harlow and Gilston area <u>Garden Town</u> that put walking, cycling and public <u>transport</u> networks and connections at the heart of growth in the area, to</p>
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		<p>To recognise health and wellbeing principles in place shaping (ED10A)</p> <p>To address concerns raised by Historic England (ED24)</p> <p>To address concerns raised by Historic England (ED24)</p>	<p>create a step change in modal shift through providing for, and encouraging and actively promoting more sustainable travel patterns;”</p> <p>“(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, and reduces single occupancy car use in order to improve air quality, and reduce emissions and promote healthy lifestyles. Development Garden Town Communities must ensure the provision of provide high quality, safe and direct walking and cycling routes and linkages to and from Harlow within a permeable site layout with which give priority over vehicular traffic;”</p> <p>“(xvi) Create distinctive environments which relate to the surrounding area, take full account of topography and landform, protect or enhance the natural and historic landscapes and systems <u>and wider historic environment</u>, provide a multi-functional green and blue infrastructure network grid which creates significant networks of new green infrastructure and to support habitat protection and improve biodiversity, and provides a high degree of connectivity to existing corridors and networks, and enhances biodiversity;”</p> <p>New point after (xvi)</p> <p><u>(C) A Heritage Impact Assessment will be required to inform the design of the Garden Communities to ensure heritage assets within and surrounding the sites are preserved or enhanced and the proposed development will not cause harm to the significance of a heritage asset or its setting, unless the public benefits of the proposed development considerably outweigh any harm to the significance or special interest of the heritage asset in question;”</u></p> <p>New point after (xviii)</p>
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		<p>To reflect the Inspector's Interim findings (ED98)</p> <p>To address concerns raised by ECC (HW7)</p> <p>To remove reference to site size (HW15)</p> <p>To reflect the Inspector's Interim findings (ED98) To address concerns raised by ECC (HW7)</p> <p>To remove reference to site size (HW15)</p> <p>To address concerns raised by Thames Water and EA (ED3)</p>	<p>"2.128 Sites within The Water Lane Area <u>allocation provides capacity for a minimum of around 2,100 homes, alongside community facilities, including early years provision facilities, a new two-form-entry primary school (including provision of land) 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.</u>"</p> <p>East of Harlow</p> <p>"2.129 <u>The East of Harlow allocation</u> is located across the administrative boundaries between of Harlow District Council and Epping Forest District Councils. The land within the Epping Forest District provides capacity for <u>a minimum of 750 homes. Development is required to provide community facilities including early years provision facilities, a two-form-entry new primary school (including provision of land) and appropriate contributions (including the provision of land) towards a new secondary school (including provision of land) to serve the needs arising from new development. In addition 0.5 ha for up to five traveller pitches will be provided"</u></p> <p>Amend Paragraph 2.130 as follows:</p> <p>"2.130 The development of the site also provides the opportunity to resolve flood risk issues, both onsite and off-site, downstream and upstream. <u>The masterplan and design of the site should be informed by the recommendations of the latest Strategic Flood Risk Assessment report to address flood risk.</u>"</p>						
MM21	<p>Policy SP 5</p> <p>Page 42-44</p>	<p>To remove reference to site size (HW15)</p>	<p>Amend table under Part A as follows:</p> <table border="1"> <thead> <tr> <th>Allocation Reference</th> <th><u>Location Garden Community</u></th> <th>Development to be delivered</th> </tr> </thead> <tbody> <tr> <td>SP <u>54.1</u></td> <td>Latton Priory</td> <td>Approximately <u>A</u> minimum of 1,050</td> </tr> </tbody> </table>	Allocation Reference	<u>Location Garden Community</u>	Development to be delivered	SP <u>54.1</u>	Latton Priory	Approximately <u>A</u> minimum of 1,050
Allocation Reference	<u>Location Garden Community</u>	Development to be delivered							
SP <u>54.1</u>	Latton Priory	Approximately <u>A</u> minimum of 1,050							

					homes, 4ha <u>one hectare</u> of employment land 0.5ha for <u>and up to 5 five</u> Traveller pitches
			SP 54.2	Water Lane Area	<u>Approximately A minimum of 2,100 homes</u> 0.5ha for <u>and up to 5 five</u> Traveller pitches
			SP 54.3	East of Harlow	<u>Approximately A minimum of 750 homes</u> , potential relocation of Princess Alexandra Hospital 0.5ha for <u>up to 5 five</u> Traveller pitches
		To include Sustainable Transport Corridor routes within the Plan (Matter 8 Hearing Statement)	<p>New map after Map 2.1 and new section after Part E as follows:</p> <p><u>Land will be safeguarded for the Sustainable Transport Corridors in accordance with Map x.x and the Policies Map. Development proposals and Strategic Masterplans will be required to safeguard land accordingly.</u></p>		
		To reflect the Inspector's Interim findings (ED98)	<p>Amend Part F(i) as follows:</p> <p><u>"(i) At least a minimum of 1,050 homes up to 2033;"</u></p>		

		<p>To provide flexibility and to consider the optimum location for employment uses within the masterplan area to ensure employment provision contributes positively to wider placemaking objectives (ED83)</p> <p>To remove reference to site size (Matter 11 Hearing Statement)</p> <p>To address concerns raised by Natural England</p>	<p>Amend Part F Latton Priory as follows:</p> <p><u>“(ii) 4 one hectare of B1a/b Use Class employment land provided at site allocation RUR.E19A in addition to the one hectare of existing designated B Use Class employment land at Dorrington Farm (site RUR.E19B). The Council recognises that through the detailed masterplanning process it may become apparent that the required B Use Class uses may be better located elsewhere in the Masterplan Area to deliver a comprehensively planned development.”</u></p> <p><u>“(iii) 0.5 hectares for up to 5 five traveller pitches;”</u></p> <p><u>“(iv) Strategic natural green space of a sufficient size and quality (as detailed in the relevant Mitigation Strategy for the Epping Forest Special Area of Conservation) to support biodiversity and to avoid placing pressure on existing sites of international and national importance. Such space should include opportunities for '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 as indicated on the map;. Proposals will also be required to incorporate avoidance and mitigation measures to address any impacts of development on the Harlow Woods Site of Special Scientific Interest;”</u></p>
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		<p>To reflect the Inspector's Interim findings (ED98)</p> <p>To reflect the heritage assets as Latton Priory (ED24)</p> <p>To provide flexibility and address concerns raised by ECC (ED10A)</p> <p>To reflect IDP and to ensure greater consistency across Plan</p> <p>To reflect the Inspector's Interim findings (ED98)</p> <p>To remove reference to site size (Matter 11 Hearing Statement)</p>	<p>Amend Part F (v) as follows:</p> <p><u>“(v) land to the South of the ‘build to’ line within the Green Belt and Masterplan Area must be retained for public open space or for other appropriate uses in the Green Belt as agreed through the masterplanning process;”</u></p> <p><u>“(vi) A sympathetic design which preserves and enhances responds to the adjacent Ancient Woodland, and the Scheduled Monuments and listed buildings to the south of the site;”</u></p> <p><u>“(viii) A two-form entry new primary school with Early Years and Childcare provision on an education site of at least 2.1 hectares”</u></p> <p>Amend Part F(xiii) as follows:</p> <p><u>“(xiii) satisfactory utility infrastructure including water, supply and waste water network infrastructure for occupants, solid waste, gas, electricity and telecommunications; and”</u></p> <p>Amend Part G (i) as follows:</p> <p><u>“(i) at least a minimum of 2,100 homes up to 2033;”</u></p> <p>Amend Part G Water Lane Area as follows:</p> <p><u>“(ii) 0.5 hectares for up to 5 five traveller pitches;”</u></p> <p><u>“(iii) Strategic natural green space of a sufficient size and quality (as detailed in the relevant Mitigation Strategy for the Epping Forest Special Area of Conservation) to support biodiversity and to avoid placing pressure</u></p>
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		<p>To address concerns raised by Natural England</p> <p>To address concerns raised by Historic England (ED24)</p> <p>To provide further clarification and ensure consistency between policies (ED3)</p> <p>To provide flexibility and address concerns raised by ECC (ED10A)</p> <p>In response to highways recommendations from ECC (ED10B)</p>	<p>on existing sites of international and national importance. Such space should include opportunities for <u>'green infrastructure' comprising natural/semi-natural open space, walking and cycling routes, flood mitigation and wildlife space</u> and new Green Belt defensible boundaries as indicated on the map; <u>Proposals will also be required to incorporate avoidance and mitigation measures to address any impacts of development on the Harlow Woods Site of Special Scientific Interest;</u>"</p> <p>New point after (iii):</p> <p><u>"(c) A sympathetic design which preserves and enhances Listed Buildings adjacent and within the site, Scheduled Monuments to the North and West and the Conservation Area adjacent and within the site;"</u></p> <p>New point after (iv):</p> <p><u>"(c) Except for essential infrastructure and water compatible developments, no built development will be permitted on land within Flood Zone 2 and 3 in the Council's latest Strategic Flood Risk Assessment, including the appropriate allowance for climate change."</u></p> <p><u>"(v) A two-form-entry new primary school with early years and childcare provision on an education site of at least 2.5 hectares;"</u></p> <p><u>"(ix) Highway and transport improvements including contributions towards sustainable transport corridors; works to Water Lane/A1169 roundabout; A1025/Abercrombie Way signals and traffic calming along the A1469 Southern Way Corridor;</u></p> <p><u>(x) satisfactory utility infrastructure including water, supply and waste water, solid waste, gas, electricity and telecommunications network infrastructure for occupants; and"</u></p> <p>New point after (xi) as follows:</p>
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		<p>To reflect IDP and to ensure greater consistency across Plan</p> <p>To reflect the Inspector's Interim findings (ED98)</p> <p>To remove reference to site size (Matter 11 Hearing Statement)</p> <p>To correct an error (HW17)</p> <p>To address concerns raised by Historic England (ED24)</p> <p>To provide further clarification and ensure consistency between policies (ED3)</p> <p>To provide flexibility and address concerns raised by ECC (ED10A)</p>	<p><u>(C) The Council recognises that to facilitate a better position and alignment of the Sustainable Transport Corridor in the masterplan area that some limited residential development may be better located elsewhere in the masterplan area to deliver a comprehensively planned development."</u></p> <p>Amend Part H East of Harlow as follows:</p> <p>Amend Part H (i) as follows:</p> <p>"(i) <u>at least a minimum of 750</u> homes up to 2033;"</p> <p>"(ii) 0.5 hectares for up to 5 <u>five</u> traveller pitches;"</p> <p>"(iii) Strategic 'green and blue 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;"</p> <p>New point after (iii)</p> <p><u>(C) A sympathetic design which preserves conserves or enhances Listed Buildings adjacent and within the site, Registered Park and Garden to the West and nearby Scheduled Monuments;"</u></p> <p>"(iv) <u>Except for essential infrastructure and water compatible developments, no</u> no built development will be permitted on land within Flood Zone 2 and 3 as indicated on the Environment Agency maps in the Council's latest Strategic Flood Risk Assessment, including the appropriate allowance for climate change.</p> <p>"(vii) A two-form entry <u>new</u> primary school with Early Years and Childcare provision on an education site of at least 2.1 hectares;"</p>
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		<p>To remove duplication (Officer identified)</p> <p>In response to concerns raised by ECC (ED10A)</p> <p>To reflect IDP and to ensure greater consistency across Plan</p> <p>In response to concerns raised by ECC (ED10A)</p> <p>To provide clarification (HW15)</p> <p>To reflect the Inspector's Interim findings (ED98)</p>	<p>“(x) The provision of appropriate community and health facilities;”</p> <p>“(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; Suitable highway improvements to be agreed with the highway authority;”</p> <p>(xiii) <u>satisfactory utility infrastructure including water, supply and waste water, solid waste, gas, electricity and telecommunications network infrastructure for occupants; and</u></p> <p>“(xiv) integration with the proposed National Cycle Network Route 1; and</p> <p>“(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 and where possible existing volumes. In order to mitigate any increased volumes, discharge rates should either be limited to the 1 in 1 greenfield run-off rate or provide long-term storage.”</p> <p>New section after Part H:</p> <p><u>“The East of Harlow strategic site allocation (SP 4.3) forms part of a wider Garden Community, the southern part of which has been allocated in the Harlow Local Development Plan (under Policy HGT 1). The Garden Community will be subject to the preparation of a single Strategic Masterplan. Through the preparation of the Strategic Masterplan, the extent of development across the masterplan area and the position of a build-to line will need to be agreed in order to appropriately safeguard the settlement edge of Sheering. If it is concluded through the preparation of the Strategic Masterplan that the proposed secondary school and/or-community and health facilities are to be delivered within that part of the Garden Community in Harlow District, consideration will be given to the appropriate alternative mix and balance of land uses and the associated infrastructure</u></p>
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		<p>To reflect HW 17</p> <p>To provide further clarity (Matter 1 Hearing Statement)</p> <p>To reflect the area being promoted for development (ED52) For consistency with the approach used for SP 5.1 which includes a safeguarded</p>	<p><u>that should be delivered within the strategic site allocation SP4.3. In determining the appropriate mix and balance of land uses, the Council will have regard to relevant policies within this Plan, in particular: Parts A. to F. of this policy; policies SP2 and SP3; the identified need for the types of development proposed within the wider Garden Community; and relevant environmental, heritage, transport, infrastructure and other planning opportunities and constraints.”</u></p> <p>Note that Part F. references above is Main Modification concerning Sustainable Transport Corridors with Latton Priory becoming Part G. This revised numbering will be implemented in final version of the Plan.</p> <p>Inclusion of full legend after page 44</p> <p>Maps 2.2, 2.3 and 2.4 should refer to this legend.</p> <p>Amend Site Boundary of SP 54.3 and remove BAP habitat East of Harlow on Map 2.1 and Map 2.4:</p> <ul style="list-style-type: none"> - to include additional land adjacent to Moor Hall Road - minor amendments so that it reflects the land ownership boundaries of the land promoters - the removal of the BAP habitat designation from the site. - include indicative road for M11 Junction 7a. <p>Amend Map 2.2:</p>
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		route on the map (Matter 8 Hearing Statement)	<ul style="list-style-type: none"> - redraw the Green Belt boundary of Latton Priory to coincide with the boundary of the site allocation and to outline indicative access road. - Addition of Build-to line.
MM22	Supporting text to Policy SP 6 Page 48 -51	<p>To correct an error (HW7)</p> <p>To correct an error (HW7)</p> <p>To correct an error (HW7)</p> <p>To reflect the Inspector's Interim findings (ED98)</p> <p>To provide clarification and to identify land as Local Green Space rather than District Open Land.</p> <p>(Matter 9 Hearing Statement)</p>	<p>Map 2.5</p> <p>Green Belt alteration at Gilwell Hill to be shown as dark green hatching</p> <p>Removal of Green Belt alteration 16 so that residential allocation RUR.R1 remains in the Green Belt</p> <p>Alteration to the Green Belt boundary to remove Knolly's Nursery sites from the Green Belt. The site has now been built out.</p> <p>Amend Green Belt Boundary so that Chigwell School is retained in the Green Belt.</p> <p>Amend Paragraph 2.144 as follows:</p> <p><u>"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, locally important greenspaces which are not proposed for change, and which should benefit from continued protection from inappropriate development. These areas of green space are located at Thornwood Common, Chigwell Village Green and land at Tempest Mead North Weald Bassett and meet the criteria for designation as local greenspace. They are locally important due to: their beauty, wildlife value, historic significance and/or recreational value, are closely connected to the community they serve, and are local in character and scale. In accordance with the national planning policy a Local Green Space designation of "District Open Land" is</u></p>

			<p>proposed these areas are designated as Local Green Spaces to ensure their <u>continued</u> protection. In connection with the Green and Blue Infrastructure Strategy, oOpportunities will be sought to improve and enhance the newly defined District Open Land <u>designated Local Green Spaces</u>. The proposed areas are shown on the policies map.”</p>
MM23	<p>Policy SP 6</p> <p>Page 51</p>	<p>To replace all references to District Open Land with Local Greenspace throughout the Plan to ensure consistency with paragraph 77 of the NPPF.</p> <p>(Matter 9 Hearing Statement)</p>	<p>Amend Policy SP 6 as follows:</p> <p>“Policy SP 6 Green Belt and District Open Land <u>Green Belt and Local Greenspaces</u></p> <p>A. Green Belt</p> <p>“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 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 DM4.”</p> <p>“B. District Open Land <u>Local Greenspace</u>”</p> <p>“The same level of protection will be applied to areas of District Open Land <u>local greenspace</u> as is applied to Green Belt. The key characteristics of District Open Land local greenspace are their <u>beauty, wildlife value, historic significance and/or recreational value</u>. It is not necessary for each of these characteristics to be present to be designated or retained as such <u>local greenspace</u>.”</p>
MM24	<p>Supporting text to Policy SP 7</p>	<p>To provide clarification (Discussed during Hearing Session)</p>	<p>Additional text to end of paragraph 2.152:</p> <p>“2.152 [...] <u>The Council’s Green Infrastructure Strategy will assist with the implementation of a comprehensive network of multifunctional spaces across and beyond the District.</u>”</p>

			<p>“(iii) the Council will seek the provision of nNew Quality greenspace appropriate to the scale of the development <u>will be sought.</u>”</p> <p>D. Green and Blue Infrastructure “The District’s green and blue infrastructure network (<u>including priority habitats</u>) will <u>also be preserved, restored, extended, maintained and enhanced, and priority species protected as appropriate</u> through the <u>remaining</u> policies in this Plan including:</p> <ul style="list-style-type: none"> (i) The location of development (Policy SP-21 and Chapter 5) (ii) Protecting nHabitat Protection And and iImproving bBiodiversity (Policy DM1) <input checked="" type="checkbox"/> <u>Epping Forest SAC and the Lee Valley SPA (Policy DM2)</u> <input checked="" type="checkbox"/> <u>Landscape Character, Ancient Landscapes and Geodiversity (Policy DM3)</u> <input checked="" type="checkbox"/> <u>green and blue infrastructure provision (Policy DM5)</u> (iii) sSustainable urban dDrainage sSystems (Policy DM16) (iv) sSupporting sSustainable tTransport eChoices (Policy T1) (v) Designated and Undesignated eOpen sSpaces, sport and recreation provision (Policy DM6)” <p>“E. The Council will tTherefore expect all Development proposals, where appropriate, to <u>should</u> contribute towards the delivery of new green and blue infrastructure <u>assets</u> which develops and enhances a network of multifunctional green and blue <u>infrastructure assets</u>¹ throughout the District. This Contributions will be proportionate to the scale of the proposed development and the rural or urban context. The Council will support dDevelopment which <u>improves</u> contributes to the District’s existing green and blue infrastructure and where possible, enhances and protects networks <u>will be supported</u>. It will secure <u>aAdditional provision will be required</u> where deficiencies have been identified</p>
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			through the Infrastructure Delivery Plans Schedules, <u>Green-Infrastructure Strategy</u> and other appropriate evidence base documents. Where on-site provision is not feasible <u>financial contributions</u> then the use of CIL/s106 agreements will be sought to contribute .”
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CHAPTER 3 – HOUSING, ECONOMIC AND TRANSPORT POLICIES

Mod. No.	LPSV Policy/Page No.	Reason for the Change / Source	Proposed Main Modification
MM26	Supporting text to Policy H 1 Page 56	For clarity to reflect the Council’s duty, as local housing authority, to identify the needs for some types of homes under Section 8 of the Housing Act 1985. (Matter 11 Hearing Statement) To signpost potential sources of up to date evidence and information to assist a	Amend Paragraph 3.2 to read as follows: "3.2 <u>The Council, in its role as local housing authority, has a duty under Section 8 of the Housing Act 1985 (as amended) to consider the needs of people residing in, or resorting to the district, with respect to the provision of sites on which caravans can be stationed or places on inland waterways where houseboats can be moored.</u> It is <u>also</u> important to consider, as set out in national planning <u>policy guidance</u> , the housing needs of <u>other different sectors sections of within</u> -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." Amend Paragraph 3.3 to read as follows: "3.3 [...] <u>Information regarding the profile of housing and population characteristics in a local area can be found by using the Local Area Reports</u>

		<p>potential developer to react to Policy H 1.</p> <p>(Matter 11 Hearing Statement)</p> <p>To provide flexibility</p> <p>(Matter 11 Hearing Statement)</p> <p>To provide clarification</p> <p>(Matter 11 Hearing Statement)</p>	<p>facility on the Office of National Statistics ‘<u>nomis official labour market statistics</u>’ website, or such other replacement source.”</p> <p>Amend Paragraph 3.4 as follows:</p> <p>“3.4 [...] Consequently, the Council’s approach is that all new homes should be built to Category 2: Building Regulations Requirement M4 (2) Accessible and Adaptable Homes Dwellings standards, in order to maximise choice, in the type, size and location of new homes available. The Building Regulations M4 (2) require, amongst other things, step free access. In non-lift serviced multi-storey development where step free access is not viable, assessments should be submitted to demonstrate that the inclusion of a lift would make the scheme unviable or mean that service charges are not affordable for intended residents. <u>If this is satisfactorily evidenced, then the units above or below the ground floor that cannot provide step free access would only need to satisfy the requirements of M4 (1) of the Building Regulations.</u>”</p> <p>Amend Paragraph 3.6 as follows:</p> <p>“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, require need-assistance. <u>The term "specialist accommodation" is defined in the Glossary (Appendix 1).</u> Consequently, the loss of existing specialist accommodation will be resisted and new provision will normally be supported where appropriately located and designed. <u>The management of any specialist accommodation proposed will be required where possible, to be undertaken by a provider registered with the Care Quality Commission (or any subsequent national registration authority) and the proposed provider should be identified as part of any planning application.</u>”</p>
MM27	Policy H 1		Amend Part A as follows:

	<p>Page 57</p>	<p>To strengthen Objective B (ii) of the Plan (ED74)</p> <p>'Rural-communities' means the existing localities in the District that are not defined as 'Settlements' in Table 5.1."</p> <p>For clarity to reflect the Council's duty, as local housing authority, to identify the needs for some types of homes under Section 8 of the Housing Act 1985</p> <p>(Matter 11 Hearing Statement)</p>	<p>"(i) includes a range of house <u>types, tenures</u> and sizes to address local need including for 'down-sizing' <u>and specialist housing as appropriate;</u>"</p> <p>"(iii) takes into account the existing housing stock in the settlement, <u>rural community</u> 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 <u>creating mixed and balanced communities; and</u>"</p> <p>"(v) provides for all new homes to be <u>built in accordance with Building Regulations Requirement M4 (2) Accessible and Adaptable Dwelling standards, as defined by the Building Regulations in effect at the time of the application.</u>"</p> <p>Amend Part C as follows (reformat as bullets – referenced in AM schedule):</p> <p>"C. Proposals for <u>new homes comprising: housing, requiring: :</u></p> <ul style="list-style-type: none"> • <u>specialist accommodation,</u> • self-build/custom <u>housebuilding housing;</u> • <u>community-led schemes;</u> • <u>sites upon which caravans can be stationed; or</u> • <u>locations for mooring houseboats.</u> <p>will be supported where:</p> <p>(i) they meet <u>an proven</u> identified need;</p> <p>(ii) the location is appropriate in terms of access to facilities, services and public transport; <u>and;</u></p> <p>(iii) it can be demonstrated, <u>where relevant,</u> that the development is designed and managed to provide the most appropriate types and levels of</p>
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		For clarity (Matter 11 Hearing Statement)	support to the proposed occupier and adequately caters for the needs of support staff." To remove Part D of the Policy as follows: " D. The Council will require all New Housing Development to include affordable housing in accordance with Policy H 2 (Affordable Housing) "
MM28	Supporting text to Policy H 2 Page 58-59	To reflect the Inspector's Interim findings (ED98)	Amend Paragraph 3.14 as follows: "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) <u>financial</u> 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 <u>homes</u> in accordance with <u>this Local Plan</u> policy H2 may render some development proposals unviable at the time of the <u>submitting a planning</u> application. Where the Council is satisfied that the independently verified viability and financial appraisal assessment <u>submitted to justify</u> <u>justifies</u> the provision of affordable housing <u>homes</u> below the level required by Policy H2, where appropriate, the Council will expect <u>provision of additional affordable housing</u> <u>homes</u> provision to be made if viability improves before full completion of the development permitted. For Larger-scale development proposals for new housing <u>new larger-scale residential</u> development that will to be delivered on a phased basis, the Council will require section 106 agreements <u>planning obligations</u> to include mechanisms for viability reviews and 'clawback' clauses (or similar). This is <u>to ensure the fullest possible compliance with Local Plan</u> <u>this</u> policy is achieved where the viability of the scheme improves before completion." Amend Paragraph 3.16 as follows:
		To provide clarification	

		(Matter 11 Hearing Statement)	"3.16 The 2015 SHMA and <u>2017</u> 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 <u>homes housing</u> , there is a need to consider the most appropriate location, type, size and tenure of properties to be provided in different areas <u>of the District</u> . <u>Applicants are therefore advised to contact the Council's Housing Service for the most up-to-date information with respect to the provision of affordable homes.</u> Different locations will have different characteristics, and different sizes of site will provide varying opportunities for achieving a mix <u>in line with the District wide evidence</u> . There is also a need to make best use of land, and to take account of the existing stock of affordable <u>homes housing</u> within the locality <u>in respect of to support</u> the objective of <u>achieving creating</u> 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 <u>needs requirements</u> through their design."
MM29	Policy H 2 Page 59-60	To provide clarification and differentiate between Part A and Part B of the Policy. (Matter 11 Hearing Statement) To reflect the Inspector's Interim findings (ED98)	Amend Part A as follows: "A. On development sites which provide for 11 or more homes, or residential floorspace of more than 1,000 <u>square metres</u> (combined gross internal area), the Council will require 40% of those homes to be for <u>affordable housing and</u> provided on-site. The <u>tenure</u> mix of affordable homes will be required to reflect the latest available housing need. All new homes will be required to meet <u>Building Regulations Requirement M4(2) Accessible and Adaptable Dwelling homes standards</u> . As defined by the Building Regulations effect at the time of the application. " Amend Part C as follows:

		<p>To reflect the Inspector's Interim findings (ED98)</p> <p>To provide clarification</p> <p>To provide clarification</p>	<p>"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 design, type, size and mix of the affordable homes to be such that the development is 'tenure blind' in respect of its character and appearance. reflect the mix of the market housing, in terms of ratio of types, sizes and the overall number of habitable rooms."</p> <p>Amend Part D as follows:</p> <p>"D. Proposals that do not accord with the requirements of paragraph Part A (above) must be accompanied by a financial and viability assessment appraisal (with supporting evidence), which is transparent and complies with relevant national or local <u>planning policy and guidance</u> applicable at the time."</p> <p>Amend Part E as follows:</p> <p>"E. Where it has been demonstrated to the Council's satisfaction that the provision of affordable housing homes in accordance with the above levels and <u>the preferred tenure mix as indicated by the most up to date evidence</u> 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: [...]"</p> <p>Amend Part F (ii) as follows:</p> <p>"(ii) a financial and viability assessment appraisal has been provided (with supporting evidence) in accordance with paragraph Part D (above) which is transparent and complies with relevant national and local <u>planning policy and guidance</u>-applicable at the time, properly assessing the level of financial contribution to be provided."</p>
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		To provide clarification	<p>Amend Part G as follows:</p> <p>"G. Where a viability and financial appraisal <u>assessment</u> has been submitted in accordance with paragraph Part D (above) the Council will undertake an independent review of that appraisal <u>assessment</u> for which the applicant will bear the cost."</p>
MM30	Supporting text to Policy H 3 Page 60	<p>To provide clarification (Matter 11 Hearing Statement)</p> <p>'Rural-communities' means the existing localities in the District that are not defined as 'Settlements' in Table 5.1."</p> <p>To provide clarification (Matter 11 Hearing Statement)</p> <p>'Rural-communities' means the existing localities in the</p>	<p>Amend paragraphs 3.17 and 3.18 as follows:</p> <p>"3.17 A significant part of the District is rural in nature with a larger 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. and <u>designated as Green Belt. In accordance with Policy SP1 D(i), development in such areas, if not specifically allocated for residential development within this Plan, would not normally be granted planning permission. Where sites have been allocated within or adjacent to Small Villages many are below the threshold for which affordable homes would be sought. Consequently, there is still likely to be a need for affordable homes in Small Villages and rural communities and those areas should have the ability to benefit from the provision of affordable homes on suitable small-scale sites."</u></p> <p>"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 order to be able to accommodate the need for such affordable homes in Small Villages and rural communities, where it has been clearly identified and evidenced, and where it accords with other relevant policies of the Plan, the Council may grant planning permission for small-scale schemes for affordable homes.</p>

<p>MM33</p>	<p>Supporting text to Policy E 1</p> <p>Page 64</p>	<p>To provide emphasis that Policy E 1 provides protection specifically to existing premises in Class B, or Sui Generis Use, of an employment nature within such rural employment sites.</p> <p>(HW30)</p> <p>To clarify the Council's approach to employment sites.</p> <p>(Matter 12 Hearing Statement)</p>	<p>Move the final sentence of Paragraph 3.44 to a new paragraph and add to new paragraph after paragraph 3.44 as follows:</p> <p>x.xx <u>The Council supports the development of the rural economy in the District. This includes the designation of existing rural employment sites across the District. In-designating many of these sites, the Council acknowledges that many have developed over time through the diversification of traditional farmsteads and thus retain agricultural and non-B Use Class uses. In such cases, the designation protects the existing B Use Class employment premises and Sui Generis uses of an employment character within these sites.</u></p> <p>Amend Paragraph 3.48 and 3.49 and insert new paragraph as follows:</p> <p><u>“3.48 The Local Plan makes provision for the District’s employment needs in accordance with Policy SP1. This Policy E-4 sets out the Council’s approach in relation to meeting future employment needs for B Use Classes. Policy E1 also recognises that some uses fall outside of the B Use Classes but nevertheless are of an employment character.</u></p> <p>x.xx <u>Uses on employment sites which provide an essential facility or service will be considered in accordance with Policy D2. Policies elsewhere in the Plan address the need for non-B Class employment generating uses. This includes Policy E2 relating to Town and District Centres, Policy E3 on food production and glasshouses and Policy E4 on the visitor economy. Jobs will also be generated through the provision of future infrastructure, services and facilities, such as schools and health care. Furthermore, Policy D5 supports the future provision of jobs which are primarily undertaken through homeworking and peripatetic working.”</u></p> <p><u>“3.49 Recognising the crucial role that existing employment sites play in meeting the District’s employment needs- tThe Local Plan designates 5356 existing employment sites, equating to approximately 409149 hectares of land</u></p>
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		<p>To reflect the Inspector's Interim findings (ED98)</p> <p>To reflect splitting of employment allocation and designation.</p>	<p>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 <u>and choice to the market</u>. Further details are provided in Policies SP12, SP45, Chapter 5 and in <u>Part Two of this Plan Appendix 6</u>. In addition, other small-scale employment uses are expected to be provided as part of the development mix within the new-Garden Communities, <u>Strategic Masterplan Areas</u> and other appropriate locations, including Debden London Underground Station Car Park.</p> <p>For detail on Main Modifications proposed in respect of employment site designations see section on Appendix Four to the Local Plan (Policy Designations) and Chapter 5 Places.</p> <p>Amend Table 3.1 as follows:</p> <p>Table 3.1 New employment site allocations</p> <table border="1" data-bbox="996 794 1740 1335"> <thead> <tr> <th>Allocation reference</th> <th>Site name</th> <th>Allocated use <u>Primary Use</u></th> <th>Indicative Development Area</th> </tr> </thead> <tbody> <tr> <td>LOU.E2A</td> <td><u>Land adjacent to</u> Langston Road Industrial Estate</td> <td>B2</td> <td><u>4-ha-one hectare</u></td> </tr> <tr> <td>NWB.E4A</td> <td>North Weald Airfield</td> <td>B1/B2/B8</td> <td><u>10-ha hectares</u></td> </tr> </tbody> </table>	Allocation reference	Site name	Allocated use <u>Primary Use</u>	Indicative Development Area	LOU.E2A	<u>Land adjacent to</u> Langston Road Industrial Estate	B2	<u>4-ha-one hectare</u>	NWB.E4A	North Weald Airfield	B1/B2/B8	<u>10-ha hectares</u>
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NWB.E4A	North Weald Airfield	B1/B2/B8	<u>10-ha hectares</u>												

			RUR.E19A	Land adjacent to Dorrington Farm	B1a/B1b	4 ha <u>one hectare</u>
			WAL.E6A	Land adjacent to Galley Hill Road Industrial Estate	B2/B8	4 ha <u>one hectare</u>
			WAL.E8	Land North of A121	B1c/B2/B8	10 ha <u>hectares</u>
			Total			23 ha <u>hectares</u>
MM34	Policy E 1 Page 65	To recognise the potential role of sui generis uses of an employment character, in addition to uses which are complementary and supporting to B Class uses. (Matter 12 Hearing Statement)	<p>Amend Policy E1 as follows:</p> <p>A. Existing Employment Sites (<u>Designated and Undesignated</u>)</p> <p>(i) <u>A.</u> The Council will seek to retain and enhance existing employment sites and premises <u>for their existing uses for B Use Class or Sui generis uses of an employment character.</u></p> <p><u>B.</u> Proposals for the redevelopment, renewal, intensification, or extension of existing employment sites and premises <u>for their existing use B Use Class or Sui generis uses of an employment character</u> will be encouraged.</p> <p><u>C.</u> Complementary and supporting uses may be considered acceptable <u>where they will not individually, or cumulatively with other non-B Use Class uses, result in a material change to the site's employment character and function.</u></p>			

			<p>D. (ii) The change of use of existing employment sites or premises (whether designated or undesignated) to other uses. Proposals that do not conform with A-C above 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 authorised employment use or alternative B Use Class or Sui generis uses of an employment character.</p> <p>(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.</p> <p>B. New Employment Sites</p> <p>(i) E. The Council will meet the identified need for employment sites land through new site allocations summarised in Table 3.1 and set out in Policies SP1 2, SP4 5 and Chapter 5 and relevant places policies.</p> <p><u>F. Proposals on allocated employment sites must accord with the relevant requirements set out within Table 3.1, the relevant places policies and Part of the Plan.</u></p> <p>C.G The Council will support and encourage the development of flexible local employment space to meet the employment and economic needs of the District.”</p>
MM35	Supporting text to Policy E 2 Page 66	For clarification (Matter 3 Hearing Statement)	<p>Amend Paragraph 3.53 as follows:</p> <p>“3.53 [...] The evidence suggests that retaining a constant market share is more realistic, and this identifies a need for up to 59,700 square metres of retail floorspace <u>within the period 2009-2033.</u> [...]”</p>
MM36	Policy E 2	To provide clarification as to how the criteria should be	<p>Amend Part F as follows:</p>

	Page 67	<p>applied depending on whether the proposed development is within or outside of a primary or secondary frontage.</p> <p>(Officer identified)</p>	<p>“F. In Town and Small District Centres, the Council may permit residential development in appropriate locations 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 provided that it meets the following criteria:</p> <p><u>(1) where the proposal is within Primary or Secondary Retail Frontages, it must be above the ground floor; and</u></p> <p><u>(2) in all cases, the proposal must be in an appropriate location and must not lead to the loss of main town centre uses, floorspace or active frontage”</u></p>
MM37	<p>Supporting text to Policy E 3</p> <p>Page 68</p>	<p>To remove reference to a target which is not considered to be measurable.</p> <p>(Discussed during Hearing Session)</p> <p>To provide clarification (Discussed during Hearing Session)</p>	<p>Amend Paragraph 3.62 and move to read as continuation of Paragraph 3.61 as follows:</p> <p>“[...] 3.62The 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 recommended <u>that there is a need to the development of</u> robust employment and training provision and pathways to ensure that the industry has a skilled local workforce if possible.”</p> <p>Amend Paragraphs 3.65-3.66 as follows:</p> <p>“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 <u>or</u> unsuitable and unauthorised temporary accommodation within <u>glasshouse sites nurseries</u>, 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 <u>glasshouse sites</u> has made <u>makes</u> this a significant local problem, albeit one that is largely hidden from view. Concerted action on the part of the Council and</p>

			<p>growers has improved this situation in recent years. This Policy intends to avoid such problems in the future.”</p> <p>“3.66 The provision of new long term residential accommodation for workers, whether built or in mobile homes is <u>not</u> inappropriate development in the Green Belt <u>if proven to be ancillary to the glasshouse use. This means it must be proven to be essential in that location. The Councils local list of validation requirements for planning applications will clarify the level of proof required to justify on site accommodation for workers. This will include operational plans that explain the number of workers required on site, and whether there is already existing workers accommodation on site. In order to avoid such ancillary residential accommodation becoming permanent general needs housing in the Green Belt, Policy E3 (v) seeks to ensure that the land is returned to agricultural use when the need for glasshouse workers accommodation ceases.</u></p> <p>Remainder of Paragraph 3.66 to become new Paragraph:</p> <p>x.xx However h <u>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 <u>but this Plan seeks to deliver significant levels of affordable housing in settlements close to glasshouses and therefore provides a potential alternative to onsite accommodation, particularly for workers and their families.</u> The conversion of existing buildings within the a <u>glasshouse nursery site to provide accommodation is one potential answer option where but buildings may not be <u>are available and</u> or suitable.”</u></u></p>
MM38	Policy E 3 Page 69	To include reference to air quality	<p>Part A Add additional Part after Part (vi) as follows:</p> <p><u>(c) any energy generation facilities do not impact on the integrity of the Epping Forest Special Area of Conservation in accordance with the requirements of Policies DM2 and DM20.”</u></p>

		<p>To clarify that proposals for new accommodation and the conversion of existing buildings are expected to be subject to this Policy.</p> <p>(Matter 12 Hearing Statement/Discussed during Hearing Session)</p>	<p>Amend Part B as follows:</p> <p>“B. Within existing horticultural nurseries <u>glasshouse sites</u>, residential accommodation for nursery workers will only be permitted where it can be demonstrated, to the Council’s satisfaction, that:</p> <p>(i) There is clear and robust evidence which shows that the lack of on site accommodation is rendering existing <u>required for operational purposes and is therefore ancillary to the glasshouse use</u> unviable. This includes the possibility for converting/ extending proposals to convert or extend existing on site structures <u>to provide for such accommodation; and</u></p> <p>(ii) there is no other alternative suitable accommodation within a reasonable distance <u>from the glasshouse site</u>, including by purchasing and <u>renting</u> of an existing residential property for use as a House in Multiple Occupation or hostel; <u>and</u></p> <p>(iii) The quality, size and nature of the proposed structure is commensurate with the needs of the enterprise concerned; <u>and</u></p> <p>(iv) Any permission for such accommodation will be strictly tied by either a planning condition <u>or planning obligation</u> 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; <u>and</u></p> <p>(v) any relevant <u>new and freestanding</u> structures will be removed or demolished once the need for such accommodation ceased to continue <u>ceases</u> and the <u>site land will be</u> reinstated to agricultural use; and</p> <p>(vi) Where applicable, any permission will lead to the removal of <u>existing caravan accommodation and prevent caravan accommodation on the site in</u></p>
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		<p>(Matter 13 Hearing Statement)</p> <p>To provide clarification and to recognise the importance of accommodating and encouraging an uptake in electric vehicles</p> <p>(Discussed during Hearing Session)</p> <p>To better describe Harlow and Gilston Garden Town Sustainable Transport Corridors</p> <p>(Discussed during Hearing Session)</p> <p>See map in Mapping subject to Main Modification</p>	<p><u>submit a Transport Assessment or Transport Statement and normally be supported by a Travel Plan.</u></p> <p>Amend Paragraph 3.90 as follows:</p> <p><u>“3.90 [...] In order to follow encourage and facilitate at the earliest possible opportunity the commitment by government and car manufacturers to cease sales of petrol, and diesel and hybrid cars by 203540 to support improvements in carbon emissions and air quality, the Council will require development proposals to make the provision of electric vehicle charging points. This will apply to in all new development which includes the provision of additional vehicle parking spaces, and that such provision ensures that aAll such spaces must have direct access to the charging points to be provided.”</u></p> <p>New Paragraphs following paragraph 3.91 as follows:</p> <p><u>“x.xx Harlow and Gilston Garden Town provides a significant opportunity to build on Harlow’s foundation as a New Town, using its distinctive spatial layout incorporating many open spaces and an extensive network for walking and cycling. These valued spaces and Green Wedges are to be protected and enhanced and should facilitate sustainable mobility through the creation of Sustainable Transport Corridors (see Map 2: x in Chapter two).”</u></p> <p><u>“x.xx These corridors will provide the high quality sustainable connectivity between the existing and new communities and key destinations. The Sustainable Transport Corridors will fully integrate with a network of public and active travel mode routes, with town-wide promotion (and adoption) of active travel behaviours, which will mark the Garden Town out as a national leader in sustainable movement.”</u></p>
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			<p>Sub paragraph of text under 3.92 to create new Paragraph and amended as follows:</p> <p>“x.xx Until such time as those standards are adopted, planning applications will use the Council will regard Essex County Council’s adopted Parking Standards as the starting point and will appraise proposals on a case by case basis to assess that the level of parking is commensurate to the development proposed. This will include consideration of the scale and type of development, the sustainability of its location (including access to sustainable transport modes and access to services) and local vehicle ownership levels. Where practicable and for sites within 400m of a railway station-London Underground Station and/or within a Town Centre or comparable sustainable location, the Council will seek reduced car parking provision, including car free, development.”</p>
MM41	<p>Policy T 1</p> <p>Page 74-75</p>	<p>To avoid duplication and to make clear that different parts of Policy T 1 are intended to apply to development of different types/scales.</p> <p>(Matter 13 Hearing Statement)</p>	<p>Amend as follows:</p> <p>“A. The Council will work in partnership with relevant stakeholders to promote a safe, efficient and convenient transport system which will:</p> <p>(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;</p> <p>(ii) promote transport choice, through improvements to public transport services and supporting infrastructure, and providing coherent, <u>safe, attractive and direct cycling and walking networks to provide create a genuine alternative to the car private vehicles</u> and facilitate a modal shift;</p> <p>(iii) provide opportunities to improve access to the two Town and four Small District Centres and <u>railway and London Underground</u> stations by all modes of transport and ensure good integration between transport modes;</p> <p>(iv) manage congestion, seek to reduce journey time and maintain consistency in journey times;</p> <p>(v) promote and improve safety, security and healthy lifestyles; and</p> <p>(vi) improve the efficiency of the local highway network.</p>

			<p>C. Development proposals will be permitted where they:</p> <p>(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.</p> <p>F. Development will be permitted where it <u>can be demonstrated, where appropriate, that it:</u></p> <p>(i) does not result in a cumulative severe impact on the operation and safety of, or accessibility to, the local or strategic highway networks <u>or compromise highway safety;</u></p> <p>(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;</p> <p>(iii) protects and, where appropriate, enhances access to and the use of Public Rights of Way;</p> <p>(iv) provides appropriate parking <u>and servicing</u> 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 parking, including car free, development in sustainable locations will be supported; and</p> <p>(v) ensures that, where appropriate, development proposals provides <u>a co-ordinated and comprehensive scheme approach with layouts that are compatible for all potential users in terms of their safety, suitability, convenience</u></p>
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			<p>and attractiveness, which that does not prejudice the future provision of transport infrastructure on and through adjoining sites, <u>and integrates with existing transport networks.</u></p> <p>G. In order to accommodate the use of low emission vehicles to support improvements in air quality within the District <u>all new parking spaces provided as part of a development must provide direct access to an</u> the provision of electric vehicle charging points will be required within all new developments which make provision for car parking for vehicles.”</p>
MM42	Supporting Text to Policy T2	To better describe Harlow and Gilston Garden Town Sustainable Transport Corridors (Discussed during Hearing Session)	<p>Amend Paragraph 3.95 as follows:</p> <p>“3.95 [...] In addition, land may <u>will</u> also be needed for improvements to <u>rail train</u>, bus, cycling and walking networks, to improve connectivity and/or capacity. <u>This includes in relation to the provision of the Sustainable Transport Corridors to be delivered as part of the development of the Harlow and Gilston Garden Town.</u> It is important the Council ensures that such schemes are not prevented from being provided <u>delivered</u> as a result of permitting development on land required for their implementation.”</p> <p>Addition to end of Paragraph 3.96 as follows:</p> <p>“3.96 [...] <u>Notwithstanding the move towards electric vehicles such sites will continue to be needed including, in some cases, to provide electric vehicle charging opportunities.</u>”</p>
MM43	Policy T 2 Page 76	To make specific reference to the requirement to safeguard land to deliver the transport improvements which are of strategic	<p>New part before Part A and amend Part A as follows:</p> <p>■ <u>Land will be safeguarded for the delivery of the Sustainable Transport Corridors as part of the development of the Harlow and Gilston Garden Town. Development proposals and Strategic Masterplans will be required to safeguard land accordingly.</u>”</p>

		<p>importance to the delivery of the Plan.</p> <p>To ensure that land required to facilitate the delivery of other schemes and projects will be protected where locations are known.</p> <p>(Discussed during Hearing Session)</p>	<p>“A. Land required for proposed transport schemes <u>or accessibility improvements</u> as identified <u>in the Local Plan, or in</u> 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.”</p>
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	Page 79-80	(Discussed during Hearing Session) To reflect the Inspector's Interim findings (ED98)	<p>permitted where and should not significant negatively impacts upon areas of international designation (including sites designated as Special Areas of Conservation or Special Protection Areas and Ramsar sites) or national designation (including Sites of Special Scientific Interest) cannot be avoided, mitigated or as a last resort compensated. Developments that are likely to have an adverse impact, either alone or in combination, on internationally designated sites must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoiding or mitigating against impacts where identified. The creation of new corridors for biodiversity will be supported in appropriate locations. The provision of buffers to protect sensitive habitats including those of wetlands and ponds will be required where necessary.”</p> <p>Amend Part H as follows:</p> <p>“H. Ecological impacts of a proposed development will be quantified by using the Biodiversity Impact Assessment Calculator (BIAC) <u>having regard to its relevance within the context of the scale and nature of the development proposed where appropriate. Where it has been determined by the Council that there is a need to quantify the ecological impacts,</u> Ddevelopment proposals must demonstrate a net gain in ecological units.”</p>
MM46	Supporting text to Policy DM 2 Page 80-82	To reflect the Inspector's Interim findings (ED98)	<p>Amend Paragraphs 4.16 as follows:</p> <p>“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 <u>and for its population of stag beetle.</u> The Lee Valley Regional Park contains a Special Protection Area (SPA) and is a <u>Wetland of International Importance under the Ramsar Convention on Wetlands Site.</u> Both of which these designations relate in particular to its importance as a bird habitat. The Ramsar designation also relates to populations of nationally scarce plants and insects.”</p>

			<p>Paragraph 4.16 split to create new paragraph as follows:</p> <p>x.xx These sites form a critical part of the biodiversity assets and green and blue infrastructure of the District. <u>Known as ‘European Sites’ As internationally important sites they are afforded the highest level of protection due to their habitats and species that are vulnerable or rare within an-international context. The Council, as the competent authority, has a duty to ensure that plans and projects which it has a responsibility for consenting will not have an adverse effect on integrity. such as by This includes by interfering with the restoration of such sites to favourable conservation status within the context of their conservation objectives. secure the maintenance and restoration of these sites. Wwhere development plans or projects will have an adverse effect on the integrity of these sites, either alone or in-combination with other plans and projects, the Council must assess the implications of such effects, and secure any avoidance or mitigation measures necessary to prevent an adverse effect on the integrity of the site 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.”</u></p> <p>Amend Paragraph 4.17 as follows:</p> <p><u>“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 is best achieved using many by measures put 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 either direct provision or by securing financial contributions towards their implementation. Strategic approaches to site mitigation often include- but an important approach is one of mitigation through, for example, access management strategies, habitat management, provision of new alternative Nnatural Ggreenspace Space for</u></p>
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			<p><u>recreation, and sustainable transport choices and other air pollution management interventions.”</u></p> <p><u>“Key Evidence</u></p> <ul style="list-style-type: none"> • <u>Habitats Regulation Assessment (AECOM, 2017);</u> • <u>Open Space Strategy (4 Global 2017);</u> • <u>Epping Forest – the next 10 years (City of London Corporation, 2015);</u> • <u>Lee Valley Park Development Framework (Lee Valley Regional Park Authority, 2011); and</u> • <u>Memorandum of Understanding ‘Managing the impacts of growth within the West Essex/East Hertfordshire HMA on Epping Forest Special Area of Conservation’ (2017).”</u> <p>Amend Paragraph 4.18 as follows:</p> <p>Approach</p> <p><u>“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 is experiencing considerable pressure on its habitats from visitors from both living within and outside of the District as well as from outside it. In addition atmospheric pollution is having an adverse effect on parts of its ecosystems. Atmospheric pollution originates from a wide variety of sources including traffic, power generation, industry, commercial and domestic boilers and from agriculture, most of which is located some distance from the Forest itself. These have resulted in large areas of the Forest being described as having an ‘unfavourable conservation status’. and road traffic pollution as well as air pollution from London.”</u></p> <p>Paragraph 4.18 split to create new paragraph as follows:</p> <p><u>“x.xx 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</u></p>
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			<p>recreational pressure on the Forest. The potential impact of development on the Forest in relation to visitor pressure can arise from primarily from residential development creating additional visitors using the Forest for recreational purposes. some distance from the Forest itself, particularly in terms of the impact of air pollution from traffic generated on its sensitive ecosystems and from. These additional recreational pressures can have an adverse effect on its sensitive ecosystems.</p> <p>Amend Paragraph 4.19 as follows:</p> <p><u>“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 internationally important sites that are outside the boundary of the District but may be affected by development within the District. The Council has taken steps to work with partners to develop a plan level approach to securing the protection of European these sites.”</u></p> <p>Amend Paragraph 4.20 as follows:</p> <p><u>“4.20 The Habitats Regulations Assessment 2021 (“the HRA 2021”), which forms part of the Local Plan’s evidence base, has concluded that, as a result of the management regimes in place, there would be no adverse likely significant effect on the integrity on the Lee Valley SPA/Ramsar sites from recreational pressures arising from new residential development allocated within it. ‘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 HRA 2021 has concluded that likely significant adverse effects on integrity arising from recreational pressure may occur for the Epping Forest SAC. Plan level measures to prevent adverse effects on the integrity of the Epping Forest SAC are therefore required.</u></p>
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			<p>Paragraph 4.20 split to create new paragraph as follows:</p> <p>“x.xx Furthermore, In terms of air quality, detailed modelling and analysis undertaken to inform the HRA 2021 has demonstrated that changes in atmospheric pollution would not lead to an adverse a likely significant effect on the integrity of these Lee Valley SPA/ Ramsar sites either alone or in combination with other projects and plans (including those plans being developed by neighbouring local authorities). However, the Epping Forest SAC is currently assessed as being of ‘unfavourable conservation status’- in part as a result of the effects of Concerns exist in relation to both increasing recreational use and air-borne pollutants, including from traffic. This latter point concern arises from relates to an underlying traffic/air quality issue as a result of existing substantial baseline traffic flows- and the resulting queues, combined with the age and mix of vehicle types that currently use roads in close proximity to the Forest. Standard impact assessment The modelling undertaken for the HRA 2021 methodologies shows that development proposed through neighbouring authorities the Local Plans being developed within the West Essex/East Hertfordshire Housing Market Area would not result in an adverse effect on the roads modelled.-The primary contributor which would add to this existing problem is from those developments in the District allocated through this Plan as well as background growth in the District which would result in any increase in traffic using roads in close proximity to the Forest. due to an Whilst it is expected that there will be some improvement in air quality through the introduction of new technologies, and contributions to any retardation of that improvement is extremely small the HRA 2021 modelling concludes that this on its own will not be sufficient to reduce the level of air pollution to acceptable levels by the end of the Plan period. However, addressing the underlying issue is a matter of good stewardship.”</p> <p>Remove Paragraphs 4.21 and 4.22 as follows:</p> <p>“4.21 In recognition of this stewardship role 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</p>
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			<p>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> <p>Amend Paragraph 4.23 as follows:</p> <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 <u>adverse effects on the integrity of the Forest and the Lee Valley SPA/Ramsar sites. Policy T 1 (Sustainable Transport Choices) and DM 22 (Air Quality) As well as Policy DM2 a range of other policies within this Plan provide the mechanisms policy framework by through which the Council will seek secure the delivery of specific measures to address the underlying issue of negative effects on the Forest as a result of air pollution arising from additional traffic/ air quality issues and recreational pressures arising from new homes. In addition, provision is made in relation to the Forest, and provide for monitoring the effectiveness of those measures.</u></p>
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			<p><u>These measures form part of a mitigation framework for managing the effects of new development on the Epping Forest SAC.</u></p> <p><u>In addition, As well as Policy DM2 these policies include:</u></p> <ul style="list-style-type: none"> • <u>Policy SP2 (Place Shaping);</u> • <u>Policy SP3 (Development and Delivery of Garden Communities in the Harlow and Gilston Garden Town);</u> • <u>Policy SP4 (Garden Town Communities);</u> • <u>Policy SP6 (The Natural Environment, Landscape Character and Green and Blue Infrastructure);</u> • <u>Policy T1 (Sustainable Transport Choices);</u> • <u>Policy DM1 (Habitat Protection and Improving Biodiversity);</u> • <u>Policy DM5 (Green and Blue Infrastructure);</u> • <u>Policy DM9 (High Quality Design);</u> • <u>Policy DM22 (Air Quality);</u> • <u>the Places Policies in Chapter 5 and the site specific requirements in Part Two of this Plan; and</u> • <u>Policy D8 (Local Plan Review).</u> <p>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."</p> <p>New Paragraphs following Paragraph 4.23:</p>
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			<p><u>x.xx In relation to air pollution the Council has adopted an Air Pollution Mitigation Strategy (APMS) which sets out the actual measures that the Council will implement during the lifetime of the Plan. These measures range from those which will help to limit the increase in the level of traffic using roads through the Epping Forest SAC and significantly increase the uptake of electric vehicles, through to the implementation of a ‘Clean Air Zone’ should the future monitoring demonstrate that it is required [INSERT FOOTNOTE 1 AS BELOW]. The APMS also includes targets against which progress will be assessed together with a Monitoring Framework, which includes for future on-site monitoring. This Monitoring Framework is necessary to ensure that progress towards the achievement of these targets is assessed and inform any necessary changes that may need to be made to the targets and measures and identified in the APMS or the Local Plan in terms of the quantum and location of development being proposed.”</u></p> <p>Footnote 1 to read:</p> <p><u>“¹ The HRA 2021 concludes that a Clean Air Zone will be required, but it is possible that improvements in air quality may proceed more quickly than has been assumed in the modelling underlying the HRA and in that eventuality the need for a CAZ can be reviewed in response to air quality monitoring data.”</u></p> <p><u>x.xx The Council recognises that additional residential development within parts of the District is likely to give rise to further visitor pressure on the Forest that needs to be either avoided or mitigated. These parts of the District are defined by a ‘Zone of Influence’ which has been established using evidence from visitor surveys in 2017 and 2019. The current ‘Zone of Influence’ is 6.2km but this may change over the course of the period of this Plan as a result of future visitor surveys that are scheduled to be undertaken as part of the Monitoring Framework for the Forest. In order to protect the vulnerable habitats within the Forest the Council will secure the provision or enhancement of alternative spaces and corridors that can relieve the recreational pressure on the Forest. 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</u></p>
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			<p><u>between open spaces. These approaches are intended to improve access for walkers, dog walkers, cyclists and horse riders to recreational spaces other than the Forest as well as provide for additional space for wildlife and plant species. In order to achieve this objective the Council has adopted a Green Infrastructure Strategy which provides the District wide framework for providing new areas of Suitable Alternative Natural Greenspace (SANG) related to a number of the Masterplan areas together with identified opportunities to provide an alternative recreational offer to the Forest, including through enhancements to existing open spaces. These measures will be implemented by developers of relevant sites or through securing financial contributions for the implementation of measures by the Council and its partners.</u></p> <p>x.xx <u>The Council does, however, recognise that there are no mechanisms for preventing new residents from using the Forest and that there is therefore a need to address this by working with the Conservators of Epping Forest to implement Site Access Management and Monitoring (SAMM) measures within the Forest itself. The Council has adopted an ‘Interim Approach to Managing Recreational Pressure on the Epping Forest Special Area of Conservation’ which identifies a range of measures to be implemented and monitoring activities to be undertaken over the course of the period of the Plan. The Interim Approach also identifies the level of financial contributions that will be secured from relevant residential developments within the ‘Zone of Influence.’ The Council will continue to work with neighbouring authorities and the Conservators of Epping Forest to update and refine these projects and programmes and the approach to securing financial contributions over the course of the Plan period.</u></p> <p>Remove Paragraphs 4.24 – 4.26 as follows:</p> <p>“4.24 In pursuit of protecting the vulnerable habitats of the 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</p>
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			<p>horse riders, as well as provide space, including additional space for wildlife and plant species.</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 of influence' of the Forest 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.</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>
MM47	Policy DM 2 Page 82-83	<p>To reflect the Inspector's Interim findings (ED98)</p> <p>To provide clarification (HW35)</p> <p>To provide clarification with respect to separating out the</p>	<p>Amend Parts A, B and C and remove Parts D and E as follows:</p> <p>"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). <u>The Council will expect all relevant development proposals to ensure that there is no adverse effect on the site integrity of the Epping Forest Special Area of Conservation (SAC) and the Lee Valley Special Protection Area (SPA).</u></p> <p>B. New residential development that will have an adverse effect on integrity, likely to have a significant effect, either alone or in combination with other development in these areas plans or projects, will not be permitted unless sufficient will be required to demonstrate that adequate measures are secured and delivered to ensure there put in place to avoid or mitigate any potential adverse effects will be no harm to the integrity of the protected sites. For the Epping Forest SAC, the need for a strategic approach has been identified and such measures will therefore be expected to include those identified in the Mitigation Strategies adopted by the Council relating to air pollution</p>

		<p>different components of mitigation. (HW35)</p>	<p>and recreational pressure, which will be reviewed and updated where monitoring indicates this is necessary as required over the Plan period. For the avoidance of doubt, the relevant strategies for the Epping Forest, which have been adopted by the Council as a material consideration in the determination of planning and other relevant development related applications, are as follows:</p> <ul style="list-style-type: none"> i) <u>An Air Pollution Mitigation Strategy;</u> ii) <u>An Approach to managing Recreational Pressure on the Epping Forest Special Area of Conservation (SAMM Strategy); and</u> iii) <u>A Green Infrastructure Strategy.</u> <p><u>B1 – Epping Forest Air Pollution Mitigation Strategy – To mitigate for potential or identified adverse effects on air quality arising from additional development in the District, all development giving rise to a net increase in average annual daily traffic, will be required to be mitigated in accordance with appropriate measures including those identified in the most up to date -Air Pollution Mitigation Strategy adopted by the Council as a material consideration in the determination of planning and other relevant development related applications and proposals. Measures have been specifically identified in the Strategy to ensure no adverse effect on the integrity of the Epping Forest SAC. Development which is required to deliver measures on site or contribute to the delivery of off-site measures and the undertaking of monitoring will not be consented until such these measures, and any necessary financial contributions required for their delivery, are secured.</u></p> <p><u>B2 – Epping Forest SAMM Strategy - To mitigate for potential or identified adverse recreational effects of additional residential development within the Epping Forest SAC Zone of Influence development proposals will be required to make a financial contribution towards the implementation of the be mitigated through SAMM strategy, measures. in accordance with the most up-to date strategy adopted by the Council.</u></p> <p><u>B3 – Epping Forest-District Green Infrastructure Strategy - To mitigate for potential or identified adverse recreation effects of additional residential development in the Epping Forest SAC Zone of Influence, including from strategic developments, the Council will ensure both provision of and access to sufficient Suitable Alternative Natural Greenspace (SANGs) and/or the implementation of enhancements to existing Green and Blue Infrastructure assets. Such provision and enhancements should be in</u></p>
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			<p><u>accordance with the site-specific policies contained within this Plan and the most up-to-date adopted Green Infrastructure Strategy. These measures include:</u></p> <ul style="list-style-type: none"> <u>(i) providing new natural greenspaces; or</u> <u>(ii) improving access to natural greenspaces; or</u> <u>(iii) improving the recreation facilities, naturalness, and habitat quality of existing greenspaces; or</u> <u>(iv) improving the connectivity between greenspaces where this would not result in an adverse effect on the integrity of any-designated site.</u> <p><u>Relevant development proposals will be required to make a financial contribution towards the delivery of off-site projects in accordance with the adopted Green Infrastructure Strategy.</u></p> <p>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. In recognition of the risks posed to the Epping Forest SAC from urbanisation effects over and above that resulting from recreational pressures (including from fly-tipping, the introduction of non-native plant species and incidental arson) planning applications for development will not be permitted within 400m perpendicular to the boundary of the Epping Forest SAC, unless it can be demonstrated through project level HRA that the development would not generate any such impacts [INSERT FOOTNOTE 2 AS BELOW].</p> <p>D. To mitigate against potential or identified adverse effects of additional development in the District, in particular from strategic</p>
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			<p>developments, on the Epping Forest SAC, and Lee Valley SPA the Council will ensure the provision of a meaningful proportion of</p> <p>Natural Green Space or access to Natural Green Space. This could involve:</p> <p>(i) providing new green spaces; or</p> <p>(ii) improving access to green space; or</p> <p>(iii) improving the naturalness of existing green spaces; or</p> <p>(iv) improving connectivity between green spaces where this would not contribute to a material increase in recreational pressure on designated sites.</p> <p>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 tipping, the introduction of non-native plant species and incidental arson) will be mitigated against.”</p> <p>Footnote 2 to read:</p> <p><u>“2 Note that this is not a ‘no development’ buffer but rather a trigger for application-level further consideration of each proposal within that zone.”</u></p>
MM48	Policy DM 3 Page 84	To improve the clarity and effectiveness of the Policy by specifically referring to settlement edges and the need to assess developments with reference to relevant available evidence. (Matter 16 Hearing Statement)	<p>Amend Part A (i) and the addition of new Part as follows:</p> <p>“(i) be sensitive to their setting in the landscape, <u>in particular in settlement edge locations, and to its local distinctiveness and characteristics.</u>”</p> <p>█ <u>“The impact of proposed development and its design will be assessed with reference to the landscape sensitivity studies and the Historic Environment Characterisation Study or subsequent studies.”</u></p>

MM49	Policy DM 4 Page 84-85	For consistency with national planning policy. For consistency with amendments proposed to Policy H 3, see MMX (Officer identified) For consistency with national planning policy.	<p>Amend Part A (iii) of the Policy as follows: <u>"To assist in Safeguard-safeguarding</u> the countryside from encroachment;"</p> <p>Amend Part C (v) as follows: (v) Limited infilling in smaller settlements <u>rural communities</u> and limited affordable homes housing related to smaller settlements, <u>in locations that are</u> in accordance with Policy H 3; and"</p> <p>Amend Part C (vi) as follows: “(vi) Limited infilling or the partial or complete redevelopment of previously developed land, <u>whether redundant or in continuing use (excluding temporary buildings),</u> 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.”</p> <p>Amend Part D as follows: “D. Certain other forms of development <u>are</u> may also be <u>not inappropriate</u> 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 <u>include are:</u>”</p>
MM50	Supporting Text to Policy DM 5 Page 85-86	To ensure consistency across the Plan in relation to issues of recreational pressures and with regard to Policy DM2.	<p>Amend Paragraph 4.38 as follows: “4.38 [...] and ecological corridors, including those between the Lea Valley and <u>the Epping Forest (unless such corridors would facilitate public access to the Epping Forest SAC so as to result in placing additional pressure on it from visitors).</u>”</p>
MM51	Policy DM 5	In response to concerns raised by EA (ED3)	<p>Amend Part A as follows:</p>

	Page 86	To ensure consistency across the Plan in relation to issues of recreational pressures and with regard to Policy DM2.	<p>“(i) retain and where possible enhance existing green <u>and blue infrastructure assets</u>, including trees, hedgerows, woods and meadows, green lanes, wetlands, ponds and watercourses <u>and improve connectivity of habitats;</u>”</p> <p>Amend Part A (iv) as follows:</p> <p>“(iv) enhance connectivity and integration by providing pedestrian/cycle access to existing and proposed green <u>and blue infrastructure networks</u> and established routes, including footpaths, cycleways and bridleways/Public Rights of Way <u>(except where by doing so would create additional recreational pressures on the Epping Forest SAC);</u> and”</p>
MM52	Supporting text to Policy DM 6 Page 87-88	<p>To ensure consistency across the Plan in relation to issues of recreational pressures and with regard to Policy DM2.</p> <p>To clarify the mechanism in which Local Green Space can be designated. (Discussion during Hearing Session)</p>	<p>Amend Paragraph 4.46 as follows:</p> <p>“4.46 [...] The quality of the spaces in the District varies but they need to be conserved <u>protected as appropriate</u>, enhanced and where possible connected <u>to local communities (unless the connection facilitates greater visitor access to the Epping Forest SAC) and other open spaces</u>, in line with the <u>Council’s adopted Green Infrastructure Strategy for green infrastructure.</u>”</p> <p>Amend Paragraph 4.52 as follows:</p> <p>“4.52 <u>Local Green Spaces can only be designated in accordance with national planning policy.</u> Communities are able to seek to designate, and thus protect, Local Green Space, <u>when a Local or Neighbourhood Plan is prepared or reviewed. The Council will obtain information on potential sites as part of a consultation exercise and assess the suitability for designation as a Local Greenspace. The assessment criteria include whether the site is which is especially meaningful reasonably close to the community it serves, demonstrably special to a that community, local in character and not extensive in size. The evidence collected will inform the Council’s decision on whether sites should be designated as Local Greenspace.</u>”</p>
MM53	Policy DM 6	To correct an error	Amend Part A as follows:

	Page 88	(Officer identified) To ensure consistency across the Plan in relation to issues of recreational pressures and with regard to Policy DM2.	"A. Where appropriate development proposals will be required to provide open space, or links to open space <u>(with the exception of to the Epping Forest SAC)</u> in accordance with the guidance contained within the Infrastructure Delivery Plans <u>Schedules and the Council's adopted Green Infrastructure Open Space Strategy</u> . Nationally adopted space standards <u>and quantity guidelines</u> will be used as a starting point for provision."
MM54	Supporting text to Policy DM 7 Page 89	To include Protected Lanes as a relevant asset. (Discussed during Hearing Session)	Amend Paragraph 4.59 as follows: "4.59 The types of historic asset to which this Policy applies are 'designated' assets: i.e. Policy DM7 applies to both 'designated' and 'non-designated' heritage assets. Designated heritage assets include Listed Buildings, Registered Parks and Gardens, Scheduled Monuments and Conservation Areas; and 'non-designated' 'Non-designated' assets include Protected Lanes, such as locally listed buildings and structures (such as monuments and memorials). and non-designated. [...]."
MM55	Policy DM 7 Page 90	To reflect the Inspector's Interim findings (ED98)	Amend Policy as follows: Policy DM 7 <u>Heritage Assets</u> <u>Historic Environment</u> "A. <u>Heritage assets (both designated and non-designated) and their settings</u> The historic environment will be conserved and <u>preserved or enhanced</u> in a manner appropriate to their significance <u>in accordance with national planning policy and guidance</u>. <u>The more important the asset, the greater the weight that will be given to its conservation.</u> <u>Development proposals that affect any heritage asset or its setting should seek to conserve preserve and, wherever possible, enhance the significance of the heritage asset having regard to the special architectural or historic interest of its character, appearance, and function the contribution made by its setting. of heritage assets and their settings, and respect the significance of the historic environment.</u> B. <u>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>

			<p><u>Local Heritage Assets</u></p> <p>C. 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.</p> <p><u>C. A Heritage Statement, to be produced using appropriate expertise, will be required for any application which may affect the significance of any heritage asset (both designated and non-designated). The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on the significance of any heritage asset. Where development proposals may affect heritage assets of archaeological interest, an archaeological evaluation will be required.</u></p> <p>D. 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.</p> <p><u>D. Where there is evidence demonstrating the neglect of, or damage to, a heritage asset, any consequential deteriorated or damaged state of the heritage asset will not be taken into account in any decision.</u></p> <p><u>Designated Heritage Assets</u></p> <p><u>E. When considering the impact of proposed development on the significance of designated heritage assets, the Council will give great weight to the assets' conservation. Any harm or loss will require clear and convincing justification.</u></p> <p><u>F. Development proposals that would lead to substantial harm to or total loss of significance of a designated heritage asset will not be permitted unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss or; or alternative criteria are satisfied in accordance with the requirements of national planning policy and guidance. Less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal, where appropriate, securing its optimum viable use.</u></p>
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			<p><u>Non-Designated Heritage Assets</u></p> <p><u>G. There is a general presumption in favour of retaining non-designated heritage assets. When considering the impact of proposed development on the significance of non-designated heritage assets, or their setting, including local heritage assets on the Council’s Local List of Validation Requirements, the Council will give weight to the assets’ conservation. Proposals that would lead to harm to the significance of non-designated heritage assets or their loss will not be permitted unless it can be demonstrated that:</u></p> <ul style="list-style-type: none"> <u>i. The level of harm or loss is justified following a balanced judgement of the scale of harm and significance of the heritage asset; and</u> <u>ii. Any harm or loss is mitigated through the retention of features of significance and/or good design.</u> <p><u>Enabling Development</u></p> <p><u>H. In exceptional circumstances, where a heritage asset requires significant investment to secure its long-term future conservation, and the cost of repair and/or investigation cannot be funded by any other means, the principle of Enabling Development may be considered acceptable. Proposals for Enabling Development that would secure the long-term future conservation of a heritage asset will not be supported unless the significant public benefits secured clearly outweigh the disbenefits of granting permission for the development.”</u></p>
MM56	Policy DM 9 Page 92-93	In response to concerns raised by Historic England (ED24) To ensure consistency in the wording of Policy DM 9 (Officer identified)	<p>Amend Part A as follows:</p> <p>“A. All new development must achieve a high specification <u>quality</u> 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:</p> <ul style="list-style-type: none"> (i) relate positively to their context, <u>drawing on the local character and the natural and historic environment;</u> (ii) make a positive contribution to a place;

		<p>In response to concerns raised by ECC (ED10B)</p> <p>In response to concerns raised by Sport England (ED4)</p> <p>To make clear in policy the thresholds for the use of the Quality Review Panel. (Discussed during Hearing Session)</p> <p>The Council considers DM 10 Part E would fit better as part of Policy DM 9. (Discussed during Hearing Session)</p> <p>To ensure consistency in the wording of Policy DM 9 (Officer identified)</p>	<p>(iii) where appropriate, incorporate sustainable design and construction principles that consider <u>integrate</u> adaptation and mitigation approaches <u>measures</u> to address climate change;</p> <p>(iv) are planned, where appropriate, to minimise vulnerability to climate change impacts and which will not exacerbate vulnerability in other areas; and</p> <p>(v) incorporate design measures to <u>promote healthy communities and individuals</u>, reduce social exclusion, the risk of crime, and the fear of crime; <u>and</u></p> <p>(vi) <u>enable/encourage healthy and active lifestyles..</u>”</p> <p>Amend Part C as follows:</p> <p>“C. The Council will require the use of its the established <u>Quality Review Panels</u> for larger or contentious sites <u>schemes of more than 50 homes or 5,000 square metres of employment/other floorspace</u> at appropriate stages, to be agreed with the Council, to inform detailed design proposals for major developments. <u>Other smaller schemes which are complex or locally sensitive may also be appropriate for review.</u>”</p> <p>New Part after Part D as follows:</p> <p><u>“ I Development proposals for extensions or alterations to residential buildings will be required to respect and/or complement the form, setting, period, and detailing of the original buildings. Matching or complementary materials should be used.”</u></p> <p>Amend Part G as follows:</p> <p>“Connectivity and Permeability</p> <p>G. Where appropriate, d<u>Development proposals must</u> <u>are expected to</u> maximise connectivity within, and through, the development and <u>links</u> to the surrounding areas including the provision of high quality and safe pedestrian and cycle routes.”</p> <p>Amend Part H as follows:</p>
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		<p>For consistency with wording in the BRE document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice'. (ED29)</p> <p>To ensure that design measures to promote healthy individuals through good indoor amenity are addressed in regard to ventilation and overheating. (ED29)</p> <p>To recognise health and wellbeing principles in place shaping (Discussed during Hearing Session)</p>	<p>"Privacy and Amenity</p> <p>H. Development proposals must take account of the privacy and amenity of the development's users <u>occupiers</u> and neighbours, <u>and integrate occupier 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>minimise risks of overheating and provide adequate ventilation within development proposals.</u></p> <p>Insert a new Part after I as follows:</p> <p><u>"Where appropriate, the design of development proposals must integrate health and wellbeing principles and any relevant Health and Wellbeing strategies."</u></p>
MM57	Policy DM 10 Page 94	<p>To correct an error and for clarification. (Matter 16 Hearing Statement)</p> <p>To ensure that private amenity space is of a size, shape and nature that enables reasonable use. (ED29)</p>	<p>Amend Part A and Part B as follows:</p> <p>"A. All new housing development is required to meet or exceed the minimum internal space standards set out in <u>the latest Nationally PrDescribed Space Standards, and open space standards, as adopted or endorsed by the Council.</u></p> <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, <u>of a usable size,</u> subject to acceptable amenity, privacy and design considerations, or to shared communal amenity space and children's play space."</p> <p>Amend Part D as follows:</p>

		<p>For clarification</p> <p>The Council considers Part E would fit better as part of Policy DM 9.</p> <p>(Matter 16 Hearing Statement)</p>	<p>“D. Mixed tenure residential development proposals must be <u>will generally be expected to be</u> designed to be ‘tenure blind’ to ensure homes across tenures are indistinguishable from one another in terms of <u>their character and appearance</u>. This <u>includes in relation to the quality of their design, the space standards applied and the building materials used.</u>”</p> <p>Remove Part E of the Policy as follows: “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> <p>Remove Figure 4.1 Current National Prescribed Space Standards (March 2015).</p>
MM58	<p>Supporting text to Policy DM 12</p> <p>Page 95-96</p>	<p>In response to concerns raised by Historic England (ED24).</p> <p>To provide clarification</p> <p>(Discussed during Hearing Session)</p>	<p>Amend Paragraph 4.83 as follows:</p> <p>“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 the <u>host building</u>, adjoining properties, increase flood risk or damage the character of the area, <u>historic</u> or natural environments in line with national planning policy.”</p> <p>Amend Paragraph 4.85 as follows:</p> <p>“4.85 [...] <u>Applications should be supported by sufficient information to be able to assess the impact of the proposed development in accordance with the Council’s Local List of Validation Requirements.</u> The information should be contained in a Basement Impact Assessment to be submitted as part of the planning application.”</p>
MM59	<p>Policy DM 12</p> <p>Page 96</p>	<p>In response to concerns raised by Historic England (ED24)</p>	<p>Amend Part A (v) as follows:</p> <p>“(v) will not adversely impact <u>conserve or enhance</u> the local natural and historic environment.”</p>

		To reflect the Inspector's Interim findings (ED98)	<p>Amend Part B (ii) as follows: "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:</p> <ul style="list-style-type: none"> (i) not comprise more than one storey; and (ii) <u>not exceed 50% of each area of garden within the curtilage of the property not normally exceed the footprint of the original host building.</u> <p>Amend Part G as follows: "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. <u>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.</u>"</p>
MM60	Policy DM 13 Page 97	To provide clarification of its aim to protect residential amenity. (Discussed during Hearing Session)	<p>Amend Part A (v) as follows: "(v) <u>to safeguard residential and visual amenity,</u> illuminated signs will not be permitted in residential areas <u>to protect the general characteristics of such areas.</u>"</p>
MM61	Policy DM 14 Page 98	To address concerns raised by Historic England (ED24) To protect the historic character (ED29)	<p>Amend Part A (ii) as follows: "(ii) Replacement shopfronts should relate <u>positively</u> to the host building and conserve original <u>historic</u> materials and features as far as possible. <u>Opportunities to restore lost character should be taken where appropriate</u>"</p> <p>New point after (ii): "<u>Shopfronts should protect, and where possible, enhance the historic character of heritage assets and their setting.</u>"</p>

<p>MM62</p>	<p>Supporting text to Policy DM 15</p> <p>Page 99</p>	<p>To provide clarification and to ensure consistency between policies (Matter 4 Hearing Statement)</p> <p>In response to concerns raised by ECC (ED10A)</p>	<p>Amend Paragraph 4.99 as follows:</p> <p><u>“4.99 The Epping Forest District Council Strategic Flood Risk Assessment (SFRA) Level 1 Update 2015 (SFRA 2015) and the Strategic Flood Risk Assessment – Site Assessment contains a great deal of detail on the matter of flood risk within the District [...].”</u></p> <p>Amend Paragraph 4.103 as follows:</p> <p><u>“4.103 National planning policy explains sets out that for the exceptions-sequential test to be passed development proposals need to demonstrate that: within the site the most vulnerable development within the site has been is located in areas of with the lowest flood risk unless there are overriding reasons to prefer a different location. For the Exception Test to be passed development proposals need to demonstrate that it is appropriately flood resistant and resilient, including safe access and escape routes where required; and that any residual risk can be safely managed, including by emergency planning; and it gives priority to sustainable drainage systems; and the development would provide wider sustainability benefits to the community that outweigh the flood risk.”</u></p> <p>Amend Paragraph 4.106 as follows:</p> <p><u>“4.106 [...] Development proposals should also take into account the Environment Agency Risk of Flooding from Surface Water Maps (RoFSW).”</u></p>
<p>MM63</p>	<p>Policy DM 15</p> <p>Page 100-101</p>	<p>To provide clarification (Matter 16 Hearing Statement)</p>	<p>Amend Part B and Part C as follows:</p> <p><u>“B. 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) 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</u></p>

		<p>For consistency with footnote 20 of the NPPF. (Matter 16 Hearing Statement)</p> <p>To make clear, where required, site specific flood risk assessments must be undertaken in accordance with national and local requirements. (Matter 4 Hearing Statement)</p>	<p><u>applied to sites which have been allocated in this Local Plan and where the proposed development is in accordance with this Plan.</u></p> <p><u>“C. Where required by national planning policy and guidance development 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:”</u></p> <p>Addition of new part after Part G as follows: <u>“Site specific Flood Risk Assessment must be undertaken in accordance with relevant national and local requirements. Revised hydraulic modelling including climate change allowances will be required as part of a site specific Flood Risk Assessment where this is deemed necessary by the Council.”</u></p>
MM64	<p>Supporting text to Policy DM 16</p> <p>Page 102</p>	<p>In response to concerns raised by ECC. (Matter 16 Hearing Statement)</p>	<p>Amend Paragraph 4.118 as follows:</p> <p><u>“4.118 [...] Attention should be paid to the most up to date Technical Guidance from the Council, Government, British Water, and 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></p>
MM65	<p>Policy DM 16</p> <p>Page 102</p>	<p>To provide clarification (Discussed during Hearing Session/Matter 15 Hearing Statement)</p> <p>To avoid duplication of Building Regulations</p>	<p>Amend Part A and D and remove Part B as follows:</p> <p><u>“A. All proposals for new development must seek to manage surface water as close to its source as possible using the most appropriate SuDS solution, or 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>“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>To differentiate more clearly between the policy requirements for greenfield and brownfield developments and between major and minor developments.</p>	<p>(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.”</p> <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>New point before (i): (i) <u>All major development proposals will be required to submit a Drainage Strategy to identify the most appropriate drainage solutions.</u> (i) all major <u>greenfield</u> 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 <u>sustainable drainage systems</u> measure resulting in a net improvement in water quantity and quality discharging <u>from the site</u> to a sewer <u>and/or a watercourse</u>; Note existing Point (ii) repositioned after existing Point (iii) as below (iii) all ‘minor’ and ‘other’ <u>non-major greenfield</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 (ii) all <u>major and non-major</u> brownfield development proposals <u>which involve a quantum of new-build</u> should aim to achieve the 1 in 1 greenfield run-off rate and, at a minimum, achieve a <u>50% per cent</u> reduction in existing site run-off rates for all events, including an allowance for climate change, <u>and include</u> SuDS <u>sustainable drainage systems</u> measures resulting in a net improvement in water quantity and quality discharging <u>from the site</u> to a sewer <u>and/or a watercourse</u>; (iv) for all development where the <u>1 in 1</u> 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.”</p>
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MM66	Policy DM 17 Page 103	For clarification in relation to the 8m buffer zone and the role of the EA (ED29)	Additional paragraph to Part A as follows: “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. <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 or flood defences and that 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 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 8 metres of an ordinary watercourse. [...].”</u> ”
MM67	Supporting text to Policy DM 18 Page 105	To provide clarification (Matter 16 Hearing Statement)	Amend Paragraph 4.131 as follows: “4.131 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 potential impacts on</u> from their developments and respect for the Groundwater Source Protection Zones <u>in particular as well as</u> and the <u>wider</u> environment in general.”
MM68	Policy DM 18 Page 105	To remove outdated requirements as a result of the Water Act 2014 (Commencement No. 11) Order 208 which came into effect in April 2018 (ED3).	Replace Part B as follows: “ 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, ”

			<p>developers will be required to demonstrate how these will be delivered in advance of the occupation of development. <u>Where there are capacity concerns regarding the local public sewer network, developers will be required to demonstrate that consultation has taken place with the local sewerage infrastructure provider and that any necessary upgrade can be delivered in advance of occupation of development. All developers are encouraged to discuss their development proposals with the local sewerage infrastructure provider 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.</u></p>
MM69	Supporting text to Policy DM19 Page 106		<p>Amend Paragraph 4.139 and remove 4.140 as follows:</p> <p>“4.139 The <u>Code for Sustainable Homes Home Quality Mark Technical Manual</u> provides a useful <u>benchmark resource</u> to assist in <u>developing water efficiency measures</u> and the <u>latest BREEAM UK 2014 for ‘New Construction’</u> provides <u>is the relevant standard for non- domestic new build properties</u>. Whilst the Council recognises that it cannot impose the BREEAM standard the policy below sets out The Council expectation of a <u>all new non-residential development to secure a reduction in water usage in non-residential buildings commensurate with that achieved by the optional requirement for residential development.</u></p> <p>“4.140 Water efficiency of non-residential buildings can be demonstrated with reference to the BREEAM manual metrics.”</p>
MM70	Policy DM 19 Page 106	To strengthen the policy (Discussed during Hearing Session)	<p>Amend Part B as follows:</p> <p>“B. The <u>above standards set out in Part A (ii) and (iii) will apply unless, in exceptional circumstances,</u> it can be clearly demonstrated that it would not be feasible on technical or viability grounds.”</p>
MM71	Supporting text to Policy DM 20	To make reference to the exemptions of listed buildings, buildings in conservation areas and scheduled monuments to	<p>Additional paragraph after Paragraph 4.143</p> <p>“x.xx <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</u></p>

			<p><u>planned decentralised energy network, including district heating or that provide alternative low carbon or renewable technologies are available that provide the same or similar benefits and opportunities. In providing such infrastructure proposals which rely on biomass will not be permitted unless it can be demonstrated that such proposals will not result in an adverse effect on the integrity of the Epping Forest Special Area of Conservation or impact on any designated Air Quality Management Area or cause an Air Quality Management Area to be designated.</u></p> <p>“E. Where a district heating scheme is proposed the Council will expect the scheme to demonstrate that the proposed heating and cooling systems (CHP/CGHP) have been selected considering the heat hierarchy in line with the following order of preference: (i) connection with existing <u>CHP/CGHP sustainable heat distribution networks (i.e. low temperature district heating networks);</u> (ii) <u>on-site wide CHP/CGHP heat network fuelled by renewable energy sources (i.e. heat pumps including (ground, air, and water source);</u> (iii) communal <u>CHP/CGHP network fuelled by renewable energy sources; and</u> (iv) <u>where CHP is utilised, this should be from residual waste CHP incineration, where appropriate. gas fired CHP/CGHP.”</u></p>
MM73	Policy DM 21 Page 110	In response to concerns raised by Historic England. (ED24)	<p>Additional sentences to be added to the end of Part E as follows: “E. [...] <u>For existing buildings which are heritage assets, in considering whether sustainable construction requirements are practical, consideration should be given to Policies DM7 and DM8. Historic buildings dating pre-1919 are often of a traditional construction which performs differently, and not all types of sustainable construction would be appropriate in any alteration and extension of such buildings.”</u></p>
MM74	Supporting text to Policy DM 22 Page 110-111	To reflect the Inspector’s Interim findings (ED98)	<p>Additional Paragraphs before 4.156 as follows: “ x.xx <u>Air pollutants are emitted from a range of both man-made and natural sources. Many everyday activities such as transport, industrial processes, farming, energy generation and domestic heating can have a detrimental effect on air quality. There are nationally set legal requirements and aspirational targets for levels of different air pollutants. The government recognises that tackling air pollution requires action, and is committed to improving the UK’s air quality and reducing harmful emissions. Air pollution is a complex mix of particles and</u></p>

			<p><u>gases of both natural and human origin. Particulate matter (PM) affects human health whilst nitrogen dioxide (NO₂) affects both human health and ecologically sensitive habitats.”</u></p> <p><u>“x.xx PM is a generic term used to describe a complex mixture of solid and liquid particles of varying size, shape, and composition. Some particles are emitted directly (primary PM) whilst others are formed in the atmosphere through complex chemical reactions (secondary PM). The composition of PM varies greatly and depends on many factors, such as geographical location, emission sources and weather. The main sources of man-made PM are the combustion of fuels (by vehicles, industry and domestic properties) and other physical processes such as tyre and brake wear. Natural sources include wind-blown soil and dust, sea spray particles, and fires involving burning vegetation.”</u></p> <p><u>“x.xx NO₂ is a gas that is produced along with nitric oxide (NO) by combustion processes. Together they are often referred to as oxides of nitrogen (NO_x). The Department for Environment, Food & Rural Affairs (Defra) estimates that 80% of NO_x emissions in areas where the UK is exceeding NO₂ limits are due to transport, with the largest source being emissions from diesel light duty vehicles (cars and vans). Other sources include power generation, industrial processes, and domestic heating. NO₂ impacts on both human health and that of ecologically sensitive habitats such as the Epping Forest Special Area of Conservation (Epping Forest SAC). NO_x can also react in the atmosphere to form ozone, a harmful air pollutant (and potent greenhouse gas) which can be transported by weather systems.”</u></p> <p><u>“x.xx Ammonia (NH₃) is a gas released into the atmosphere from natural and man-made sources. Once emitted into the atmosphere, the subsequent deposition of NH₃ can be a major source of pollution, causing nitrogen (N) enrichment (eutrophication) and acidification of soil and water sources and therefore is a further pollutant in relation to the Epping Forest SAC. Atmospheric NH₃ also reacts with acid gases, such as sulphuric and nitric acid, to form secondary PM_{2.5}. The main human health impacts of NH₃ arise through its role in secondary PM_{2.5} formation and health effects associated with exposure to PM, as described above. Thus, NH₃ not only plays a role in acidification and eutrophication but also contributes to the overall PM burden. Agricultural emissions of NH₃ have been reported to be a key contributor to some short-term episodes of high PM pollution in recent years. In addition ammonia is created by</u></p>
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			<p><u>petrol vehicles fitted with catalytic convertors and therefore impacts on the ecological health of the Epping Forest SAC.”</u></p> <p>Amend Paragraph 4.157 as follows:</p> <p>“4.157 The Department for Environment, Food and Rural Affairs Defra carries out an annual national assessment of air quality using modelling and monitoring to determine compliance with <u>Internationally set limit values and nationally set Air Quality Strategy objectives</u> 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 <u>values and objectives</u> have been exceeded or are near the limit <u>close to being exceeded</u>.</p> <p>Remove Paragraph 4.156 as follows:</p> <p>“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.”</p> <p>Combine Paragraphs 4.158 and 4.159 as follows and amend Paragraph 4.159 (LPSV para 4.160):</p> <p>“4.158 The local air quality management (LAQM) regime requires every district <u>local authority</u> to regularly review and assess air quality in their area. These reviews identify whether national objectives have been, or will be, achieved at relevant locations, by an applicable date. If national objectives <u>for human health</u> are not met, or at risk of not being met, the local authority concerned must declare an a <u>Air qQuality m</u> Management a <u>Area (AQMA)</u> and prepare an a <u>Air qQuality a</u> Action p <u>Plan (AQAP)</u>. This identifies measures that will be introduced in pursuit of the objectives and can have implications for planning. <u>The Council was required to declare an AQMA in the area of Bell Common, Epping in 2010. The AQMA is still in place due to very</u></p>
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			<p><u>localised NO_x levels and the Council is continuing to monitor the situation and work towards reducing these levels such that there is no longer a need to declare an AQMA.</u></p> <p>“4.159 The effect of <u>Air quality pollution can also affect biodiversity on ecologically sensitive habitats of international importance and may therefore impact on our international obligations is required to be considered</u> under the Habitats <u>Regulations Directive</u>. As set out in the supporting text to Policy DM2 the health of the Epping Forest SAC is sensitive to, amongst other things, air-borne pollutants, including those generated as a result of traffic <u>and the Council cannot consent plan or projects that would either alone or in combination with other plans and projects would have an adverse effect on the integrity of the Epping Forest SAC.</u>—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 are still elevated and the Council is required to reduce them by 2020.”</p> <p>Amend Paragraph 4.161 as follows:</p> <p>“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. <u>Consideration of air quality issues at the plan-making stage can ensure a strategic approach to air quality and help secure improvements in overall air quality where possible.</u> Therefore in plan making, it is important to take into account <u>AQMAs air quality management areas and other areas where there could be specific requirements or limitations on new development because of air quality and its effects on both human and ecological health.</u>”</p> <p>Amend Paragraphs 4.162 and 4.163 as follows:</p> <p>“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 <u>a number of policies in the Local Plan including:</u></p>
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		<p>To provide clarification and to reference the Mitigation Strategy for</p>	<ul style="list-style-type: none"> • <u>Policy SP1 (Spatial Development Strategy);</u> • <u>Policy SP2 (Place Shaping);</u> • <u>Policy SP3 (Development and Delivery of Garden Communities in the Harlow and Gilston Garden Town);</u> • <u>Policy SP4 (Garden Town Communities); and</u> • <u>Policy T1 (Sustainable Transport Choices).</u> <p>Policy SP2 (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.</p> <p>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."</p> <p>New Paragraphs following 4.163 as follows:</p> <p><u>"x.xx The Council has adopted an Air Pollution Mitigation Strategy (APMS) which provides a District-wide approach to managing the effects of new development on the Epping Forest SAC. As required by Policy DM2 all planning applications for development in the District which give rise to a net increase in traffic flows will be required to adopt or make financial contributions to the relevant measures set out in the adopted APMS. In addition to addressing the air pollution impacts on the SAC, the APMS will have wider air quality benefits across the District, including the Bell Common AQMA."</u></p>
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		<p>the Epping Forest SAC (ED97B).</p> <p>To provide clarification (ED97B)</p>	<p><u>“x.xx In addition to traffic related effects on the Epping Forest SAC considerations that may be relevant to determining a planning application include whether the development would:</u></p> <ul style="list-style-type: none"> <u>• Lead to changes (including any potential reductions) in vehicle-related emissions in the immediate vicinity of the proposed development.</u> <u>• Introduce new point sources of air pollution. This could include furnaces which require prior notification to local authorities; biomass boilers or biomass-fuelled Combined Heat and Power plant; centralised boilers or plant burning other fuels within or close to an AQMA or introduce relevant combustion within a Smoke Control Area; or extraction systems (including chimneys) which require approval or permits under pollution control legislation;</u> <u>• Expose people to harmful concentrations of air pollutants, including dust. This could be by building new homes, schools, workplaces or other development in places with poor air quality;</u> <u>• Give rise to potentially unacceptable impacts (such as dust) during construction for nearby sensitive locations.”</u> <p><u>“x.xx The Council’s Local List of Validation Requirements sets out the type and scale of planning application that will be required to be supported by an air quality assessment. It is important that applicants engage early on in the development of their scheme with both the Council’s planning and environmental health departments to establish the need and scope of any assessment to support an application. For large and complex industrial processes, the Environment Agency should also be engaged at an early stage.”</u></p>
MM75	<p>Policy DM 22</p> <p>Page 111</p>	<p>To reflect the Inspector’s Interim findings (ED98)</p> <p>To provide clarification and consistency with</p>	<p><i>Amend Part B and Part C as follows:</i></p> <p><u>“B. Any required 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. Such requirements will include, where appropriate, measures identified within the most up-to-date Air Pollution Mitigation Strategy for Epping Forest adopted</u></p>

		<p>the wording being proposed for DM 2 and to reference the Mitigation Strategy for the Epping Forest SAC (HW35).</p> <p>To provide clarification (HW35)</p>	<p><u>by the Council as a material consideration in the determination of planning and other relevant development related applications and proposals. With regard to the measures specifically identified in the Strategy to ensure no adverse effect on the integrity of the Epping Forest SAC, development which is required to deliver measures on site or contribute to the delivery of off-site measures and the undertaking of monitoring will not be consented until such measures and any necessary financial contributions required for their delivery are secured.</u></p> <p>C. The Council has undertaken a detailed strategic modelling exercise assessing the effects of all planned housing and employment growth in the District on the Epping Forest SAC. Larger proposals or those on sites that are not allocated in the Local Plan, or which have not been accounted for in the strategic modelling undertaken by the Council, that have the potential to produce affect air pollution, will be required to undertake an air quality assessment that identifies the potential impact of the development in combination with existing baseline pollution and other plans and projects, together with, where appropriate, contributions towards air quality monitoring. Assessments shall identify mitigation measures 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 together with financial contributions to support the implementation of off-site measures and the monitoring of their efficacy in accordance with the Council’s Air Pollution Mitigation Strategy.”</p> <p>Remainder of C to become two new parts after C as follows:</p> <p>“ <u>Development proposals which will result in air quality impacts on sensitive receptors other than the Epping Forest SAC This will include be required to undertake an assessment of the emissions (including from traffic generation) created and identify the mitigation measures that will address any deterioration in air quality as a result of the development. and calculation of the cost of the development to the environment.</u></p> <p>“ <u>All assessments for of air quality impacts shall be undertaken by competent persons.”</u></p>
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CHAPTER 5 – PLACES

Mod. No.	Policy/Page No.	Reason for the Change / Source	Proposed Main Modification						
MM76	Supporting text to Policies P 1 to P 15 Page 114 Page 114	<p>'rural-communities' means the existing localities in the District that are not defined as 'Settlements' in Table 5.1.</p> <p>This Main modification to the supporting text for Policies P 1 to P 15 is necessary for clarity, consistency and for the additional reasons set out below.</p> <p>The LPSV defines the term 'settlement' by reference to the Table 5.1: List of Settlements' (at p114), which categorises each settlement identified as a 'Town', 'Large Village', or 'Small Village'.</p> <p>The term 'settlement' is crucial to the Spatial Development Strategy for new housing development (within Parts A to C of Policy SP 2), in particular, the reference to "defined settlement boundaries" within Part C(i).</p> <p>In practice, those 'settlement boundaries' are defined by reference to the Green Belt boundary (with proposed alterations) as shown on the Policies Map and the maps within Chapter 5.</p> <p>However, the inclusion of "'Matching" (incorporating Matching Green, Matching Tye and Matching)' as a 'settlement' and 'Small Village' in Table 5.1 (as submitted) is</p>	<p>Amend Paragraph 5.1 as follows:</p> <p>"5.1 This section <u>chapter of the Local Plan</u> sets out the vision and policies for settlements, <u>and the</u> Town and Small District Centres within the District. The District's settlements are listed in Table 5.1 (<u>below</u>). <u>In addition to the settlements identified, the Council recognises that there are a number of rural communities located across the District.</u> in line with the Settlement Hierarchy Technical Paper (2015). The Town Centres are as identified in the Town Centre Review (2016).</p> <p>Delete "'Matching" (incorporating Matching Green, Matching Tye and Matching)' from list of 'Small Villages' in Table 5.1: Settlements in Epping Forest District</p> <p>"Table 5.1: Settlements in Epping Forest District</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Settlement</th> </tr> </thead> <tbody> <tr> <td>Town</td> <td>Ongar, Epping, Loughton/Loughton Broadway, Waltham Abbey</td> </tr> <tr> <td>Large Village</td> <td>Buckhurst Hill, Chigwell, North Weald Bassett, Theydon Bois</td> </tr> </tbody> </table>	Category	Settlement	Town	Ongar, Epping, Loughton/Loughton Broadway, Waltham Abbey	Large Village	Buckhurst Hill, Chigwell, North Weald Bassett, Theydon Bois
Category	Settlement								
Town	Ongar, Epping, Loughton/Loughton Broadway, Waltham Abbey								
Large Village	Buckhurst Hill, Chigwell, North Weald Bassett, Theydon Bois								

		<p>anomalous and unjustified for the following reasons:</p> <p>(i) "Matching" (as defined in Table 5.1) is the only 'settlement' washed over by Green Belt;</p> <p>(ii) It does not, therefore, have a 'defined settlement boundary' which is particularly problematic as "Matching" incorporates three smaller rural communities (identified in the 'Settlement Hierarchy Technical Paper' 2015 [EB1007] as 'hamlets');</p> <p>(iii) "Matching" is located in a highly remote part of the District that with poor access to services etc;</p> <p>(iv) As such, "Matching" is not generally considered to be an appropriate location for new homes within the District during the Plan period; and</p> <p>(v) Defining "Matching" as a settlement serves no useful purpose and causes considerable confusion, which in turn increases the foreseeable risk of unintended and unacceptable consequences due to the inconsistent and opportunistic interpretation and application of adopted Local Plan policy.</p>	<p>Small Village</p>	<p>Abridge, Chigwell Row, Coopersale, Fyfield, High Ongar, Nazeing, "Matching" (incorporating Matching Green, Matching Tye and Matching, Roydon, Lower Sheering, Sheering, Stapleford Abbots, Thornwood</p>	<p>Amend Paragraph 5.2 as follows:</p> <p><u>"5.2 This section chapter does not consider the strategic sites around Harlow, which are set out in Policy SP3. Policies P1 to P12 identify the sites that have been allocated for development within defined settlement boundaries or designated as existing employment sites, which are either located within defined settlement boundaries or are in the Green Belt in close proximity to settlements with defined boundaries. Policies P13 to P15 identify sites allocated for development or designated for existing employment uses in rural locations in the Green Belt. A number of the</u></p>
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			District's <u>Town and Parish Councils settlements</u> are in the process of developing <u>producing</u> Neighbourhood Plans. The Council will support the preparation and production of Neighbourhood Plans as set in Policy D6."
MM77	Supporting text to Policy P 1 Page 115-116	To reflect modifications to site allocations including in response to Action 19 relating to EPP.R1 and R2. To reflect modifications to site allocations including in response to Action 19 relating to EPP.R1 and R2. To ensure the need for private car use is minimised as a result of development and that appropriate mitigation measures are provided. (Matter 15 Hearing Statement)	Amend section under Paragraph 5.12 as follows: "5.12 Policy SP 12 sets out the number of homes to be provided in Epping over the Plan period . The provision of approximately 1,305 <u>709 dwellings-homes</u> 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. Amend Paragraph 5.14 as follows: "5.14 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified <u>44</u> 9 sites for allocation to meet the identified housing requirement , as set out in <u>this</u> Policy P 4 ." New paragraph after Paragraph 5.23: <u>"Sustainable Transport Choices</u> x.xx <u>A key consideration for development proposals in Epping, is to ensure that new development provides opportunities to access jobs, services, education and leisure opportunities through walking, cycling and public transport. This will include the provision of safe and convenient routes to key destinations, including to Epping London Underground Station. Measures should provide viable alternatives to private car use, and prevent the establishment of unsustainable travel behaviour."</u>
MM78	Policy P 1	To introduce a new 'mixed use' allocation definition to better define a small number of sites in the Plan which were allocated to	Amend Part B title as follows: Residential <u>and Mixed Use</u> Sites

	<p>Page 116-118</p>	<p>comprise a substantial quantum of non-residential uses. These non-residential uses are set out in the Site Specific Requirements in Appendix 6 of the LPSV but this Main Modification provides clarity on the mixed use nature of these allocations within Part One of the Plan. (Discussed during Hearing Session)</p> <p>To reflect modifications to site allocation in response to Action 19.</p> <p>To reflect updated site boundary for EPP.R5 and removal of site allocation EPP.R3 and EPP.R10.</p> <p>Consequential amend to introduction of new 'mixed use' allocation definition as outlined at the beginning of Policy P 1. EPP.R4 now identified as mixed use allocation.</p>	<p>Amend Policy P 1 Part B as follows:</p> <p>"B. In accordance with Policy SP12 the following sites are allocated for residential <u>or mixed use</u> development:</p> <p>Amend Policy P 1 Part B as follows:</p> <p>"(i) EPP.R1 Land South of Epping, West <u>and</u> Approximately 450 homes EPP.R2 Land South of Epping, East – Approximately 500 <u>450</u> homes <u>and appropriate uses</u></p> <p>"(ii) EPP.R3 Epping London Underground Car Park – Approximately 89 homes</p> <p>"(iv) EPP.R5 Epping Sports Centre – Approximately <u>432</u> homes"</p> <p>"(ix) EPP.R10 Land to rear of High Street – Approximately 6 homes"</p> <p>Amend Policy P 1 Part B as follows:</p> <p>"(iii) EPP.R4 Land at St Johns Road – Approximately 34 homes <u>and appropriate uses</u>"</p> <p>New Part following Part C as follows:</p> <p><u>"Sustainable Transport Choices</u></p>
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		<p>To ensure the need for private car use in minimised as a result of development and that appropriate mitigation measures are provided. (ED37A)</p> <p>Alongside amend to New Part after Part D, to clarify that not all developments will be expected to contribute towards every item of infrastructure listed</p> <p>(Discussed during Hearing Session)</p> <p>To clarify the infrastructure requirements for Policy P 1.</p> <p>(Matter 15 Hearing Statement, IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred)</p>	<p><u>In accordance with Policy T1, all development proposals must demonstrate opportunities to access jobs, services, education and leisure opportunities by means other than the car have been addressed, both within Epping and to the Harlow and Gilston Garden Town. This includes the need to make provision for, improve, enhance and promote use of existing cycling and walking networks and access to passenger transport services.”</u></p> <p>Amend Part D as follows:</p> <p>“Infrastructure Requirements</p> <p>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 <u>Schedule unless subsequent iterations of the Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed.”</u></p> <p>Remainder of D to become new Part after D and specified elements amended as follows:</p> <p>■ <u>Specifically, Development proposals in Epping will be expected to deliver and/or contribute proportionately-towards the following infrastructure items as required, including:</u></p> <ul style="list-style-type: none"> (ii) <u>new primary school education provision including early years, primary school and secondary school places;</u> (iii) <u>appropriate provision of health facilities;</u> ■ <u>provision of walking and cycling facilities and linkages both within the site and to key destinations;</u> ■ <u>enhancements to public transport provision or other initiatives which reduce the need to travel by car;</u> (iv) highways and junction upgrades;
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		<p>To reflect the Inspector's Interim findings (ED98).</p> <p>To provide clarification and provide consistency between policies. (Matter 4 Hearing Statement)</p> <p>To ensure consistency (Discussed during Hearing Session)</p>	<p>assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.”</p> <p>Amend Part H as follows:</p> <p><u>“H. Due to their proximity to Epping Forest, Developments of the allocated sites within Epping will be required to make a contribution to the access management and monitoring of visitors to the Forest which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest SAC. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.”</u></p> <p>Replace Part I as follows:</p> <p><u>“I. In accordance with Policy DM 15, 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 Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.”</u></p> <p>Amend Part J as follows:</p> <p><u>“J. Development proposals in relation to sites EPP.R1 and EPP.R2 must comply be in general conformity with a Strategic Masterplan for the South Epping Masterplan Area which has been formally endorsed by the Council prior to the determination of any planning applications.”</u></p> <p>Amend Part K as follows:</p>
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		<p>Required in response to revisions as a result of Action 19.</p> <p>To address concerns raised by ECC (Matter 15 Hearing Statement). To address concerns raised by ECC (ED10A)</p> <p>To provide clarification (Discussed during Hearing Session)</p> <p>In response to concerns raised by Historic England (ED24)</p> <p>To allow flexibility (Discussed during Hearing Session)</p>	<p>“K. In addition to the requirements set out above, the Strategic Masterplan should <u>must</u> make provision for:</p> <ul style="list-style-type: none"> (i) a minimum of 950 <u>approximately 450</u> homes; (ii) a new neighbourhood centre to include <u>appropriate</u> community and <u>health</u> facilities, employment and retail uses; (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; <u>Provision or enhancement of walking and cycling facilities, Public Rights of Way and linkages both within the site, over the railway line, the footbridge over the M25, and to key destinations including Epping London Underground Station and the Town Centre;</u> (vi) a new vehicular, pedestrian and cycling bridge over the railway line; <u>Vehicular access/egress which provides safe access to the local highway network, does not impact on its safe and efficient operation, does not result in the loss of important boundary trees and/or hedgerows, or cause material harm to the living conditions of adjoining residents as a result of noise, light pollution or privacy.</u> (vii) car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders; (viii) minimising the impact upon <u>preserving or enhancing</u> the setting of the Grade II listed Gardners Farm and Grade II listed Farm Buildings; <p>New point after (x):</p> <p><u>“(C) the sloping topography of the site by incorporating sensitive design responses to the level changes and by ensuring a positive relationship is established between the new development, the town and the wider landscape;”</u></p>
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		<p>To correct an error (Officer identified)</p> <p>To reflect Action 19</p> <p>To reflect updated HRA and requirements of the adopted Air Pollution Mitigation Strategy. Requirement covered at settlement level in Policy P1 part G.</p> <p>To reflect Action 6</p>	<p>Remove point (xi):</p> <p>(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;</p> <p>Amend point (xii) as follows:</p> <p>“(xii) the continued protection of those trees benefitting from a Tree Preservation Order <u>and other identified Veteran trees.</u>”</p> <p>Amend point (xiv) as follows:</p> <p>“(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;”</p> <p>Amend point (xv) as follows:</p> <p>“(xv) adequate levels of high quality public open space, including the replacement <u>retention or reprovion</u> of Brook Road Informal Recreation Ground; and”</p> <p>Remove (xvi) as follows:</p> <p>“(xvi) contribute towards air quality monitoring within the Epping Forest.”</p> <p>Additional point after (xvi) as follows:</p> <p>“(G) <u>a Suitable Alternative Natural Greenspace.</u>”</p> <p>New Parts after Part L as follows:</p>
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		<p>To ensure the need for private car use in minimised as a result of development (Matter 15 Hearing Statement)</p> <p>To reflect Action 19</p> <p>To reflect sites have been delivered, to reflect Inspector's Interim Advice (ED98) and to reflect modifications to site allocations.</p> <p>Masterplan maps moved to relevant Places Policies in Chapter 5.</p>	<p><u>" The Strategic Masterplan must incorporate measures to promote and encourage the use of sustainable methods of transportation and provide viable alternatives to single occupancy private car use including car clubs/car sharing or pooling arrangements. Such measures are to be planned in consultation with Essex County Council (and relevant passenger transport providers). The proposed measures should be underpinned by feasibility evidence that comprehensively demonstrates the delivery of modal shift by way of sustainable travel measures."</u></p> <p><u>" Any application for planning permission made subsequent to the endorsed Strategic Masterplan should be accompanied by an assessment of potential air quality impacts demonstrating compliance with J. above, Policy DM2 and Policy DM22 and the Council's adopted Air Pollution Mitigation Strategy. Such an assessment must take into account the results of monitoring in 2024/2025 which is to be undertaken in accordance with the Council's adopted Air Pollution Mitigation Strategy. Accordingly no application for permission should be determined prior to such monitoring results being available."</u></p> <p>Map 5.1</p> <p>Amend site boundary of EPP.R5 and remove EPP.R3 and EPP.R10</p> <p>Amend symbology of EPP.R4 to reflect symbology change for 'mixed use' allocations</p> <p>South Epping Masterplan Area Map</p> <p>Move South Epping Masterplan from Appendix 6 (now Part Two of the Plan) (including site map and site information) to Policy P1 Epping.</p>
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<p>MM79</p>	<p>Supporting text to Policy P 2</p> <p>Page 121-122</p>	<p>To reflect the Inspector’s Interim findings (ED98). Reflects amended capacity of LOU.R14 & deletion of allocations LOU.R1, LOU.R2, LOU.R5, LOU.R8, LOU.R17.</p> <p>To reflect modifications to site allocations including in response to Action 17</p> <p>To reflect splitting of employment allocation and designation.</p>	<p>Amend Paragraph 5.29 as follows:</p> <p>“5.29 Policy SP12 sets out the number of homes <u>to be provided</u> the Council will plan for in Loughton over the Plan period. The provision of approximately 4,024 <u>455</u> homes has been informed by the aspiration for Loughton to continue to be a major town, providing retail, education and employment <u>opportunities</u> in the District, supported by appropriate residential expansion to support the two successful retail centres, and out-of-centre Epping Forest Shopping Park.”</p> <p>Amend Paragraph 5.31 as follows:</p> <p>“5.31 Following an assessment of the suitability, availability and achievability of Residential Sites located within this spatial option, the Council has identified 48 <u>13</u> sites for potential allocation to meet the identified housing requirement, as set out in Policy P 2.”</p> <p>Remove Paragraph 5.33 as follows:</p> <p>“5.33 The allocation site LOU.R5 will require a Strategic Masterplan to be produced to ensure that development proposals are ‘front-loaded’, recognising the scale and complexity of delivering communities.”</p> <p>Amend Paragraph 5.36 as follows:</p> <p>There are two <u>three</u> existing Employment Sites that have been identified in Loughton for designation in the Local Plan:</p> <ul style="list-style-type: none"> •LOU.E1 – Oakwood Hill Industrial Estate (6.1ha <u>hectares</u>) •<u>LOU.E2B – Langston Road Industrial Estate (26.87ha <u>hectares</u>)</u>
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		To ensure consistency in reference to units (ED83)	<p>•LOU.E3 – Buckingham Court (0.62 ha <u>hectares</u>)”</p> <p>Amend Paragraph 5.37 as follows:</p> <p>“5.37 There is also an existing employment site that is allocated <u>An allocation</u> for a further 4,000sqm <u>one hectare of expansion of B2 class Use Class</u> (general industrial) <u>has been made:</u></p> <ul style="list-style-type: none"> • LOU.E2A – <u>Land adjacent to</u> Langston Road Industrial Estate (30.06ha)”
MM80	Policy P 2 Page 122-124	<p>To introduce a new ‘mixed use’ allocation definition to better define a small number of sites in the Plan which were allocated to comprise a substantial quantum of non-residential uses. These non-residential uses are set out in the Site Specific Requirements in Appendix 6 of the LPSV but this Main Modification provides clarity on the mixed use nature of these allocations within Part One of the Plan. (Discussed during Hearing Session)</p> <p>To reflect modifications to site allocations in response to Action 17 and removal LOU.R8 and LOU.R17.</p> <p>Consequential amend to introduction of new ‘mixed use’</p>	<p>Amend Part B title as follows:</p> <p>“Residential <u>and Mixed Use Sites</u>”</p> <p>Amend Part B as follows:</p> <p>“B. In accordance with Policy SP21 the following sites are allocated for residential <u>or mixed use</u> development:”</p> <p>Amend sub parts of Part B as follows:</p> <p>(i) LOU.R1 Loughton London Underground car park — Approximately 165 homes (ii) LOU.R2 Debden London Underground car park — Approximately 192 homes (iv) LOU.R4 Borders Lane Playing Fields – Approximately 217 homes <u>and appropriate uses</u> (v) LOU.R5 Land at Jessel Green — Approximately 154 homes (viii) LOU.R8 Land West of High Road — Approximately 29 homes</p>

		<p>allocation definition as outlined at the beginning of Policy P 2. LOU.R4 now identified as mixed use allocation.</p> <p>To reflect updated site capacity for LOU.R14. To reflect splitting of employment allocation and designation.</p> <p>To clarify that site LOU.E2 is proposed for allocations for B2 Use Class uses only and to reflect paragraph 5.37 of the LPSV (ED83)</p> <p>Alongside amend to New Part after Part E, to clarify that not all developments will be expected to contribute towards every item of infrastructure listed</p> <p>(Discussed during Hearing Session) To clarify the infrastructure requirements for Policy P 2.</p>	<p>(ix) LOU.R9 Land at Former Epping Forest College site – Approximately 111 homes</p> <p>(xiv) LOU.R14 Land at Alderton Hill - Approximately 33 <u>19</u> homes”</p> <p>(xvii) LOU.R17 Land to the rear of High Road— Approximately 12 homes</p> <p>Addition to Part C after (i) as follows:</p> <p><u>“(i) LOU.E2B – Langston Road Industrial Estate”</u></p> <p>Amend Part D as follows:</p> <p>“D. In accordance with Policies SP12 and Policy E1 the following site is designated for employment uses with a further allocated expansion for B2 Use Class employment uses:</p> <p>“(i) LOU.E2A – <u>Land adjacent to</u> Langston Road Industrial Estate”</p> <p>Amend Part E as follows:</p> <p>“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 <u>Schedule unless subsequent iterations of the Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed.</u></p> <p>Remainder of E to become new Part after E and specified elements amended as follows:</p> <p><u>“(i) Specifically, Development proposals in Loughton will be expected to deliver and/or contribute proportionately towards the following infrastructure items as required, including:”</u></p>
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		<p>(Matter 15 Hearing Statement, IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred)</p> <p>Amend to (i) to address concerns raised by ECC (ED10A)</p> <p>See Part E</p> <p>To reflect updated HRA and requirements of the adopted Air Pollution Mitigation Strategy.</p>	<p>(i) expansion of secondary schools in the local area education provision including early years, primary school and secondary school places;</p> <p>“(ii) appropriate provision of health facilities;”</p> <p>New point after Point (iii) as follows:</p> <p>“(i) provision of walking and cycling facilities, and linkages both within the site and to key destinations;”</p> <p>“(i) enhancements to public transport provision or other initiatives which reduce the need to travel by car;”</p> <p>“(iv) potential upgrades to existing water infrastructure; and upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications; and”</p> <p>“(v) improvements to open space throughout the settlement. improvements and provision of green and blue infrastructure assets including open space.”</p> <p>Delete Part F as follows:</p> <p>“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.”</p> <p>Amend Part I as follows:</p> <p>Air Pollution</p> <p>“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 the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and the Council’s adopted Air Pollution Mitigation Strategy. This includes, where necessary, the provision of</p>
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		<p>To reflect the Inspector's Interim findings (ED98).</p> <p>To provide clarification and provide consistency between policies (Matter 4 Hearing Statement)</p> <p>To reflect the Inspector's Interim findings (ED98)</p>	<p><u>financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.</u>; 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.</p> <p>Amend Part J as follows:</p> <p><u>"J. Due to their proximity to Epping Forest, Developments of the allocated sites within Loughton will be required to make a contribution to the access management and monitoring of visitors to the Forest which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest SAC. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures."</u></p> <p>Replace Part K as follows:</p> <p><u>"K. 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 Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change."</u></p> <p>Remove Parts L, M and N:</p> <p>"Jessel Green Masterplan</p> <p>L. Development proposals in relation to site LOU.R5 must comply with a Strategic Masterplan that has been formally endorsed by the Council.</p>
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		<p>To address concerns raised by Natural England (ED79)</p>	<p>M. In addition to the requirements set out above, the Jessel Green Masterplan must make provision for:</p> <ul style="list-style-type: none"> (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 <p>N. The Masterplan and subsequent applications should be considered and informed by the Quality Review Panel.”</p> <p>New Part after N as follows:</p> <p><u>“Habitat Protection</u></p> <p><u>Sites within the Impact Risk Zone for the Roding Valley Meadows Site of Special Scientific Interest and are above the identified development threshold should make provision for any avoidance and mitigation measures to address any impacts on this nationally important habitat.”</u></p> <p>Map 5.3</p>
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		<p>To reflect sites have been delivered and to reflect the Inspectors Interim Advice (ED98)</p> <p>To distinguish between employment designations and allocations</p>	<p>Remove LOU.R1, LOU.R2, LOU.R5, LOU.R8, LOU.R17 and Jessel Green Masterplan Area and amend boundary of LOU.R14</p> <p>Amend symbology of LOU.R4 to reflect symbology change for 'mixed use' allocations</p> <p>Amend symbology for LOU.E2A</p>
MM81	<p>Supporting text to Policy P 3</p> <p>Page 127-128</p>	<p>To reflect modifications to site allocations</p> <p>To reflect modifications to site allocations</p> <p>To correct an error (reference to WAL.E7) and to ensure consistency (Discussed during Hearing Session)</p>	<p>Amend Paragraph 5.44 as follows:</p> <p>"5.44 Policy SP12 sets out the number of homes to be provided the Council will plan for in Waltham Abbey over the Plan period. The provision of approximately 858 836 homes has been informed by the aspiration for Waltham Abbey [...]"</p> <p>Amend Paragraph 5.46 as follows:</p> <p>"5.46 [...] the Council has identified seven six sites for allocation to meet the identified housing requirement, as set out in this policy P3."</p> <p>Amend Paragraph 5.49 as follows:</p> <p>"5.49 The allocation sSites 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. have been identified as a location where development should be brought forward in accordance with a Strategic Masterplan endorsed by the Council."</p> <p>Remove WAL.E7 from Paragraph 5.52 as follows:</p>

		<p>To remove WAL.E7 Providence Nursery as an employment designation (see ED83)</p> <p>To reflect splitting of employment allocation and designation.</p> <p>To ensure consistency in reference to units (Matter 15 Hearing Statement)</p> <p>To reflect splitting of employment site allocation and designation.</p> <p>To better reflect the relationship between Waltham Abbey and the Lee Valley Regional Park (Matter 15 Hearing Statement)</p>	<p>• WAL.E7 – Providence Nursery at Avey Lane (0.5ha)</p> <p>Add to Paragraph 5.52 as follows:</p> <p><u>“WAL.E6B - Galley Hill Road Industrial Estate (2.61 hectares)”</u></p> <p>Combine Paragraphs 5.53 and 5.54 as follows:</p> <p>“5.53 There is also an existing employment site that is a further 5,120sqm of B2/B8 class use (general industrial/storage and warehousing). Two sites have been identified for allocation for employment uses:</p> <ul style="list-style-type: none"> • WAL.E6A – Land adjacent to Galley Hill Road Industrial Estate (3.89ha) for B2/B8 Use Class (general industrial/storage and warehousing) 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) for B1c/B2/B8 Use Class (business use/general industrial/storage and warehousing)” <p>Amend Paragraph 5.55 as follows:</p> <p><u>“5.55 [...] This will include the provision of improvements to pedestrian and cycling links between Waltham Abbey and the Lee Valley Regional Park.”</u></p>
MM82	<p>Policy P 3</p> <p>Page 128-130</p>	<p>To reflect modifications to site allocations, including to reflect the capacity of WAL.R5 as a result of the amended site boundary (Matter 15 Hearing Statement)</p>	<p>Amend Part B as follows:</p> <p><u>“(i) WAL.R1 Land West of Galley Hill Road, WAL.R2 Lea Valley Nursery, Crooked Mile and WAL.R3 Land adjoining Parklands – A minimum of 740 homes 295 homes Approximately 315 homes</u></p> <p>“(ii) WAL.R3 Land adjoining Parklands – Approximately 130 homes”</p>

		<p>To remove WAL.E7 Province Nursery as an employment designation (ED83)</p> <p>To reflect splitting of employment allocation and designation.</p> <p>To clarify that site WAL.E6 is proposed for allocations for B2/B8 Use Class uses only and to reflect paragraph 5.53 of the LPSV (Matter 15 Hearing Statement)</p> <p>To clarify that site WAL.E8 is proposed for allocation for B1c/B2/B8 Use Class uses only and to reflect paragraph 5.54 of the LPSV (Matter 15 Hearing Statement)</p> <p>Alongside amend to new Part after Part F, to clarify that not all developments will be expected</p>	<p>"(v) WAL.R5 Waltham Abbey Community Centre, Saxon Way – Approximately 67 <u>53</u> homes and re-provision of a community centre"</p> <p>"(vii) WAL.R7 Pine Tree Nursery, Avey Lane – Approximately 8 homes"</p> <p>Amend Part C as follows:</p> <p>"(vi) WAL.E7 – Providence Nursery, Avey Lane"</p> <p>New Part after Part (vi) as follows:</p> <p>(i) <u>WAL.E6B - Galley Hill Road Industrial Estate</u></p> <p>Amend New Part D as follows:</p> <p>"D. In accordance with Policies <u>SP12</u> and <u>Policy E1</u> the following sites are allocated for <u>B Use Class</u> employment uses:</p> <p>(i) WAL.E6A – <u>Land adjacent to Galley Hill Road Industrial Estate (B2/B8 Use Class)</u></p> <p>(ii) WAL.E8 – Land north of A121 <u>(B1c/B2/B8 Use Class)</u>"</p> <p>Amend New Part E as follows (because now incorporated in C and E. On Inspector's agreement & for consultation E can simply be presented as revised D):</p> <p>"E. In accordance with Policies <u>SP12</u> and <u>Policy E1</u>:</p> <p>"(i) WAL.E8 – Land north of A121"</p>
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		<p>to contribute towards every item of infrastructure listed</p> <p>(Discussed during Hearing Session)</p> <p>To clarify the infrastructure requirements for Policy P 3 (Matter 15 Hearing Statement IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred)</p>	<p>Amend Part F as follows:</p> <p><u>“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 Schedule unless subsequent iterations of the Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed.</u></p> <p>Remainder of F to become new Part after F and specified elements amended as follows:</p> <p>Specifically, <u>Development proposals in Waltham Abbey will be expected to deliver and/or contribute proportionately towards the following infrastructure items as required, including:</u></p> <p>“(i) Expansion of two primary schools within Waltham Abbey Forecast Planning Group; education provision including early years, primary school and secondary school places;”</p> <p>New Points after (ii) as follows:</p> <p>(i) <u>provision of walking and cycling facilities, providing linkages both within the site and to key destinations, including to the Lee Valley Regional Park; “</u></p> <p>(ii) <u>enhancements to public transport provision or other initiatives which reduce the need to travel by car;”</u></p> <p>(iii) <u>appropriate provision of surface water drainage measures;”</u></p> <p>“(iv) potential upgrades to existing water infrastructure upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications; and”</p> <p>“(v) appropriate provision of green infrastructure and open space throughout the settlement improvements to existing, and provision of new, green and blue infrastructure assets including open space in accordance with the Council’s adopted Green Infrastructure Strategy.”</p>
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		<p>To reflect the Inspector's Interim findings (ED98).</p> <p>To provide clarification and provide consistency between policies (Matter 4 Hearing Statement)</p> <p>To correct an error and to ensure consistency (Discussed during Hearing Session)</p> <p>To ensure consistency (Discussed during Hearing Session)</p> <p>To correct an error (ED41)</p> <p>To provide clarification (Matter 3 Hearing Statement)</p>	<p>"K. Due to their proximity to Epping Forest, Developments 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 which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest SAC. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures."</p> <p>Amend Part L as follows:</p> <p>"L. 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 Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change."</p> <p>Amend Part M as follows:</p> <p>"M. Development proposals in relation to site WAL.R1, WAL.R2, WAL.R3, and WAL.T1 and WAL.E7 must be in general conformity with Strategic Masterplan that has been formally endorsed by the Council prior to the determination of any planning applications."</p> <p>Amend Part N as follows:</p> <p>"N. In addition to the requirements set out above the Strategic Masterplan should must make provision for:"</p> <p>"(i) a minimum of 640 740 homes;"</p> <p>"(iv) a new local centre and, to include a community facility and retail use;"</p> <p>(v) Expansion of a Secondary School in the local area"</p>
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		<p>To allow flexibility (Discussed during Hearing Session)</p> <p>IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred (Hearing Session Matter 15)</p> <p>To reflect the Inspector’s Interim findings (ED98).</p> <p>To reflect sites have been delivered, and to reflect modifications to site allocations.</p> <p>To correct an error (HW7)</p> <p>To distinguish between employment designations and allocations</p>	<p>“(vi) new road links between Crooked Mile and Galley Hill links to the existing highway network and an internal road layout to support a bus corridor;”</p> <p>“(viii) measures to promote and encourage the use of sustainable modes of transport and provide viable alternatives to single occupancy private car use including car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders;”</p> <p>“(xii) adequate levels of public open space improvements to existing open space in the locality, together with the provision of enhancements within the Lee Valley Regional Park and on-site open space, including a proportion of natural greenspace; and”</p> <p>Amend Part P as follows:</p> <p>“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.”</p> <p>Map 5.6</p> <p>Amend to remove WAL.R7 as residential allocation & WAL.E7 as an employment designation</p> <p>Amend boundary of WAL.R5</p> <p>Amend Green Belt Boundary to remove Knolley’s Nursery</p> <p>Amend symbology for WAL.E6A and WAL.E8</p>
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		Masterplan maps moved to relevant Places Policies in Chapter 5	<p>Waltham Abbey North Masterplan Area</p> <p>Move Waltham Abbey North Masterplan from Appendix 6 (now Part Two of the Plan) (includes removal of site map and site information) to Policy P3 Waltham Abbey</p>
MM83	Supporting text to Policy P 4 Page 134	<p>To reflect modifications to site allocations</p> <p>To ensure consistency (Discussed during Hearing Session)</p> <p>To support DM 2 (Matter 15 Hearing Statement)</p>	<p>Amend Paragraph 5.63 as follows:</p> <p>“5.63 [...] the Council has identified ten eight sites for potential allocation to meet the identified housing requirement, as set out in this policy P4.”</p> <p>Amend Paragraph 5.65 as follows:</p> <p>“5.65 The allocation sSites ONG.R1 and ONG.R2 will be required to be in accordance with Concept Framework Plans, as defined in Policy SP23, to ensure that a comprehensive and cohesive approach is taken to the planning and delivery of high quality development. have been identified as locations where development should be brought forward in accordance with Concept Framework Plans (as defined in Policy SP2) endorsed by the Council.”</p> <p>New paragraph after Paragraph 5.69 as follows:</p> <p>x.xx <u>Recognising that the Zone of Influence for recreational impacts for the Epping Forest Special Area of Conservation may be amended from time 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>
MM84	Policy P 4	To correct an error	<p>Amend Part B as follows:</p> <p>“(iii) ONG.R3 - Land South West of at Fyfield Road – Approximately 27 homes”</p>

	<p>Page 134-135</p>	<p>Alongside amend to New Part after Part D, to clarify that not all developments will be expected to contribute towards every item of infrastructure listed</p> <p>(Discussed during Hearing Session)</p> <p>To clarify the infrastructure requirements for Policy P 4 (ED10A)</p> <p>IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred</p>	<p>Amend Part C as follows:</p> <p>“C. There are no new employment site allocations in Ongar. In accordance with Policies <u>SP1 and E1</u> the following existing site is designated for employment use:”</p> <p>Amend Part D as follows:</p> <p>“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 <u>Schedule unless subsequent iterations of the Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed.</u></p> <p>Remainder of D to become new Part after D and specified elements amended as follows:</p> <p>Specifically, Development <u>proposals</u> in Ongar will be expected to <u>deliver and/or</u> contribute proportionately towards the following infrastructure items <u>as required, including:</u>”</p> <p>“(i) Expansion of one of the primary schools appropriate contributions to increase the number of primary and secondary school places <u>education provision including early years, primary school and secondary school places;</u> “</p> <p>New Parts after (i) as follows:</p> <p>“() <u>provision of health facilities;</u></p> <p>“() <u>provision of walking and cycling facilities and linkages both within the site and to key destinations;</u></p> <p>“() <u>enhancements to public transport provision or other initiatives which reduce the need to travel by car;</u></p>
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		<p>See Part D</p> <p>To reflect updated HRA and requirements of the adopted Air Pollution Mitigation Strategy.</p> <p>To provide clarification and provide consistency between</p>	<p>“(iii) potential upgrades to existing waste water infrastructure upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunication where necessary; and</p> <p>“(iv) the delivery/improvement of open space throughout the settlement improvements and provision of green and blue infrastructure assets including open space</p> <p>Remove Part E as follows:</p> <p>“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.</p> <p>Amend Part G as follows:</p> <p>“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 the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and the Council’s adopted Air Pollution Mitigation Strategy. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments. 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.”</p> <p>Replace Part H as follows:</p> <p>“H. 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</p>
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		<p>policies (Matter 4 Hearing Statement)</p> <p>To ensure consistency (Discussed during Hearing Session)</p>	<p><u>allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.</u></p> <p>Amend Part I as follows:</p> <p><u>"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 general conformity accordance with a Concept Framework Plan, as defined in Policy SP2 3, which has been formally endorsed by the Council prior to the determination of any planning application."</u></p> <p>Amend Part J as follows:</p> <p><u>"J. The Concept Framework Plans relates to a number of two site allocations. These It should be undertaken produced 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-Part Two of this Plan."</u></p> <p>Amend Part K as follows:</p> <p><u>"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."</u></p>
MM85	Policy P 5	To provide clarification (Matter 15 Hearing Statement)	Amend Part B (iii) as follows:

	<p>Page 139</p>	<p>Alongside amend to new Part after Part C, to clarify that not all developments will be expected to contribute towards every item of infrastructure listed</p> <p>(Discussed during Hearing Session)</p> <p>IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred</p> <p>To clarify the infrastructure requirements for Policy P 5 (ED10A)</p> <p>See Part C</p>	<p>“(iii) BUCK.R3 Stores at Lower Queens Road – Approximately 15 <u>new</u> homes and <u>re-provision of 24 homes</u> and retail floorspace”</p> <p>Amend Part C as follows:</p> <p>“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 <u>Schedule unless subsequent iterations of the Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed.</u></p> <p>Remainder of C to become new Part after C and specified elements amended as follows:</p> <p>Specifically, <u>Development proposals</u> in Buckhurst Hill will be expected to <u>deliver and/or</u> contribute <u>proportionately towards the following</u> infrastructure items <u>as required, including:</u>”</p> <p>“(i) highways and junction upgrades;</p> <p>New Parts after (i) as follows:</p> <p>(i) <u>appropriate education provision including early years, primary school and secondary school places</u></p> <p>(ii) <u>appropriate provision of health facilities</u></p> <p>(iii) <u>provision of walking and cycling facilities, and linkages both within the site and to key destinations;</u></p> <p>(iv) <u>enhancements to public transport provision or other initiatives which reduce the need to travel by car; and”</u></p> <p>“(ii) the improvements and provision of <u>green and blue infrastructure and open space throughout the settlement.</u>”</p> <p>Delete Part D as follows:</p> <p>“D. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure</p>
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		<p>To reflect updated HRA and requirements of the adopted Air Pollution Mitigation Strategy.</p> <p>To reflect the Inspector's Interim findings (ED98).</p> <p>To provide clarification and provide consistency between policies (Matter 4 Hearing Statement)</p>	<p>Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required."</p> <p>Amend Part F as follows:</p> <p><u>"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 the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and the Council's adopted Air Pollution Mitigation Strategy. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments, 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."</u></p> <p>Amend Part G as follows:</p> <p><u>"G. Due to their proximity to Epping Forest, Developments 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 which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest SAC. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures."</u></p> <p>Replace Part H as follows:</p> <p><u>"H. 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</u></p>
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			Council's latest <u>Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.</u> "
MM86	Supporting text to Policy P 6 Page 142-143	To ensure consistency (Discussed during Hearing Session) To ensure consistency (Discussed during Hearing Session) To reflect splitting of employment allocation and designation.	<p>Amend Paragraph 5.89 as follows:</p> <p>"5.89 [...] The provision of approximately a <u>minimum of</u> 1,050 homes has been informed by the aspirations set out in the <u>North Weald Bassett Masterplanning Study</u> and subsequent consultation, which identified the potential for the village to accommodate between 500 and 1,600 <u>new</u> homes."</p> <p>Amend Paragraph 5.92 as follows:</p> <p>"5.92 The allocated sites <u>Sites NWB.R1, NWB.R2, NWB.R3, NWB.R4 and NWB.R5 will require a Strategic Masterplan to be produced. have been identified as locations where development should be brought forward in accordance with a Strategic Masterplan endorsed by the Council.</u>"</p> <p>Additional paragraph following 5.93 as follows:</p> <p><u>"x.xx The site allocation is within the Strategic Masterplan Area and the precise location of, and access to, site NWB.T1 will be determined through the Strategic Masterplanning process."</u></p> <p>Amend Paragraph 5.95 as follows:</p> <p>"5.95 There are three <u>four</u> existing employment sites that have been identified in North Weald Bassett for designation in the Local Plan:</p> <ul style="list-style-type: none"> • NWB.E1 – New House Farm at Vicarage Lane (0.63 ha <u>hectares</u>) • NWB.E2 – Tylers Green Industrial Area (1.1 ha <u>hectares</u>) • NWB.E3 – Weald Hall Farm and Commercial Centre (3.07 ha <u>hectares</u>)

		<p>To ensure consistency in reference to units (Matter 15 Hearing Statement)</p> <p>To ensure the need for private car use in minimised as a result of development and that appropriate mitigation measures are provided. (Matter 15 Hearing Statement)</p>	<ul style="list-style-type: none"> • <u>NWB.E4B – Bassett Business Park and Merlin Way Industrial Estate (9.92 hectares)</u> <p>Amend Paragraph 5.96 as follows:</p> <p><u>“There is also an existing employment site that is allocated An allocation for a further 4,000sqm 10 hectares of B1/B2/B8 class Use Class (business use/general industrial/storage and warehousing) has been made:</u></p> <ul style="list-style-type: none"> • NWB.E4A – North Weald Airfield (40.8ha)” <p>New subheading and paragraph after Paragraph 5.99 as follows:</p> <p><u>“Sustainable Transport Choices</u></p> <p>x.xx <u>A key element to supporting the vision for North Weald Bassett is to ensure that new development provides opportunities to access jobs, services, education and leisure opportunities through walking, cycling and public transport. Measures should provide viable alternatives to single occupancy private car use, and prevent the establishment of unsustainable travel behaviour. This will include the co-ordinated provision of safe and convenient sustainable routes to key destinations within, between and beyond the Masterplan Areas, and maximising opportunities for existing residents in North Weald Bassett to benefit from new opportunities without having to use their cars. In doing so it is recognised that sustainable access to Epping London Underground Station will continue to be needed and that the more strategic focus for employment and service provision within Harlow should be recognised and reflected in the detailed sustainable transport infrastructure planning for North Weald Bassett. As well as the interventions identified more innovative sustainable solutions will be sought and the two Masterplan Areas should be considered together to develop co-ordinated sustainable transport proposals.”</u></p>
MM87	Policy P 6	To ensure consistency	Amend Part B as follows:

	<p>Page 143-145</p>	<p>To reflect splitting of employment allocation and designation.</p> <p>To clarify that site NWB.E4A is proposed for allocation for B1/B2/B8 Use Class uses only and to reflect paragraph 5.96 of the LPSV (Matter 15 Hearing Statement)</p> <p>To ensure the need for private car use in minimised as a result of development and that appropriate mitigation measures are provided (Matter 15 Hearing Statement)</p>	<p>“B. In accordance with Policy SP12 the following sites are allocated for residential development: (i) NWB.R1 Land at Bluemans Land West of Tylers Green Approximately 223 33 homes, NWB.R2 Land at Tylers Farm Approximately 21 homes, NWB.R3 Land South of Vicarage Lane – Approximately 728 homes, NWB.R4 Land at Chase Farm – Approximately 27 homes and NWB.R5 Land at The Acorns, Chase Farm – Approximately A minimum of 1,050 54 homes.”</p> <p>Amend Part C as follows: Add additional site</p> <p><u>NWB.E4B – Bassett Business Park and Merlin Way Industrial Estate</u></p> <p>Amend Part D as follows:</p> <p>“D. In accordance with Policies SP12 and Policy E1 the following site is designated for employment uses with a further allocated expansion for B1/B2/B8 Use Class employment uses:</p> <p>(i) <u>NWB.E4A – North Weald Airfield”</u></p> <p>New Part after Part E as follows:</p> <p><u>“Sustainable Transport Choices</u></p> <p><u>In accordance with Policy T1, all development proposals must demonstrate how they will respond to the need to make provision for, and improve and promote use of existing, cycling and walking networks and access to passenger transport services. The Strategic Masterplans for North Weald Bassett and North Weald Airfield must incorporate measures to promote and encourage the use of sustainable methods of transportation and provide viable alternatives to private car use. Such measures are to be planned in consultation with Essex County</u></p>
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		<p>Alongside amend to new Part after Part F, to clarify that not all developments will be expected to contribute towards every item of infrastructure listed</p> <p>(Discussed during Hearing Session)</p> <p>To clarify the infrastructure requirements for Policy P 6 (Matter 15 Hearing Statement/HW28)</p> <p>IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred</p>	<p><u>Council (and relevant passenger transport providers) through the production of the Strategic Masterplans. The measures should provide for, and encourage, more sustainable travel patterns by contributing toward integrated walking and cycling, and public transport connectivity to the wider areas, including Epping and Harlow. The proposed measures need to be underpinned by feasibility evidence that demonstrates the delivery of modal shift away from single occupancy private car use by way of sustainable travel measures.</u></p> <p>Amend Part F as follows:</p> <p>“Infrastructure Requirements</p> <p>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 <u>Schedule unless subsequent iterations of the Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed.</u></p> <p><u>Remainder of F to become new Part after F and specified elements amended as follows:</u></p> <p>“Specifically, <u>Development proposals</u> in North Weald Bassett will be expected to <u>deliver and/or</u> contribute proportionately towards the following infrastructure items <u>as required, including:</u>”</p> <p>“(i) a new primary school; <u>appropriate education provision including early years, primary school and secondary school places;</u>”</p> <p>“(ii) <u>Appropriate provision of health facilities;</u>”</p> <p>New Parts after (i) as follows:</p> <p><u>(C) the provision of walking and cycling facilities, providing linkages both within the site and to key destinations;</u>”</p>
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		<p>See Part F</p> <p>To reflect updated HRA and requirements of the adopted Air Pollution Mitigation Strategy.</p>	<p><u>(i) enhancements to public transport provision or other initiatives which reduce the need to travel by car;</u></p> <p><u>“(iv) local upgrades to the existing waste water network and drainage infrastructure; upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunication where necessary; and”</u></p> <p><u>“(v) potential upgrades to existing water, gas and telecommunications infrastructure; and”</u></p> <p><u>“(vi) the improvement and provision of open space throughout the settlement. improvements and provision of green and blue infrastructure and open space throughout the settlement.”</u></p> <p>Amend Part G as follows:</p> <p><u>“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.”</u></p> <p>Amend Part H as follows:</p> <p><u>“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 the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and the Council’s adopted Air Pollution Mitigation Strategy. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.; all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality</u></p>
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		<p>To reflect the Inspector's Interim findings (ED98).</p> <p>To provide clarification and provide consistency between policies (Matter 4 Hearing Statement)</p> <p>To ensure consistency (Discussed during Hearing Session)</p>	<p>assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring."</p> <p>Amend Part I as follows:</p> <p>"I. Due to their proximity to Epping Forest, Developments 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 which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest SAC. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures."</p> <p>Replace Part J as follows:</p> <p>"J. In accordance with Policy DM15, development on residential allocations must be located wholly within Flood Zone 1. <u>Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.</u>"</p> <p>Amend Part K as follows:</p> <p>"K. Development proposals in relation to sites NWB.R1, NMB.R2, NWB.R3, NWB.R4 and NWB.R5, NWB.T1 must be in general conformity comply with a Strategic Masterplan for the North Weald Bassett Area which has been formally endorsed by the Council <u>prior to the determination of any planning applications.</u>"</p> <p>Amend Part L as follows:</p>
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		<p>IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred</p> <p>In response to concerns raised by Historic England (ED24)</p> <p>To clarify the requirement for strengthening the Green Belt boundary to the west part of site NWB.R3 (ED60)</p> <p>To provide clarification (Discussed during Hearing Session)</p> <p>To provide clarification (Matter 15 Hearing Statement)</p>	<p>(iv) new primary school; education provision including early years, primary school and secondary school places"</p> <p>New Part after (v) as follows:</p> <p><u>(i) a Suitable Alternative Natural Greenspace between the two Masterplan Areas;</u></p> <p>"(vi) careful design that mitigates any potential impact upon preserving or enhancing the special architectural or historic interest of the Grade II Listed Buildings at Bluemans Farm/Tyler's Farmhouse and their settings;"</p> <p>"(vii) new and improved Public Rights of Way and cycle linkages with the surrounding area including East to West connectivity between the two Masterplan Areas;</p> <p>New Part after (x) as follows:</p> <p><u>"(i) strengthening of the existing field boundary along the western edge of the Strategic Masterplan Area to form the defensible boundary to the Green Belt."</u></p> <p>Amend Part N as follows:</p> <p>"N. Development proposals at North Weald Airfield must be in general conformity empty with a Masterplan for the North Weald Airfield."</p> <p>Amend Part O as follows:</p> <p>"(i) a Leisure Centre and other community uses to the east of the main runway;"</p> <p>New Parts after (iv) as follows:</p> <p><u>"(i) preserving or enhancing the special architectural or historic interest of the Grade II listed Control Tower and its setting;"</u></p>
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		<p>To recognise the significant of the Grade II listed building (Discussed during Hearing Session)</p> <p>IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred</p> <p>To distinguish between employment designations and allocations</p> <p>Masterplan maps moved to relevant Places Policies in Chapter 5.</p> <p>Masterplan maps moved to relevant Places Policies in Chapter 5.</p>	<p><u>(C) a Suitable Alternative Natural Greenspace between the two Masterplan Areas; and</u> <u>(C) new and improved Public Rights of Way and cycle linkages with the surrounding area including East to West connectivity between the two Masterplan Areas.”</u></p> <p>Map 5.12</p> <p>Amend symbology for NWB.E4A</p> <p>North Weald Airfield Masterplan Area</p> <p>Move North Weald Airfield Masterplan from Appendix 6 (now Part Two of the Plan) (includes removal of site map and site information) to Policy P6 North Weald Bassett</p> <p>North Weald Bassett Masterplan Area</p> <p>Move North Weald Airfield Masterplan from Appendix 6 (now Part Two of the Plan) (includes removal of site map and site information) to Policy P6 North Weald Bassett</p>
MM88	Supporting text to Policy P 7	To reflect the Inspector’s Interim findings (ED98)	<p>Amend ‘Vision for Chigwell’ as follows:</p> <p>“[...] The distinctive communities of Chigwell Village, Grange Hill and Chigwell Row will be celebrated, whilst opportunities will be explored through the</p>

	<p>Page 147-148</p>	<p>To reflect the Inspector's Interim findings (ED98)</p> <p>To reflect the Inspector's Interim findings (ED98)</p> <p>To reflect Chigwell Parish Council's aspiration for a new Community Hub (ED61)</p>	<p>redevelopment of The Limes Estate to develop Chigwell as an integrated village.</p> <p>Amend Paragraphs 5.102 and 5.104 as follows:</p> <p>"5.102 [...] The provision of approximately 376 <u>206</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>"5.104 Following an assessment of the suitability, availability and achievability of Residential Sites located within these spatial options, the Council has identified twelve ten six sites for allocation to meet the identified housing requirement, as set out in <u>this</u> Policy P.7."</p> <p>Remove Paragraph 5.106 as follows:</p> <p>"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 proposals are 'front-loaded', recognising the scale and complexity of the delivering communities."</p> <p>Amend Paragraph 5.110 as follows:</p> <p>"5.110 [...] <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, including the utilisation and improvement of existing facilities.</u>"</p>
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<p>MM89</p>	<p>Policy P 7</p> <p>Page 148-149</p>	<p>To reflect the planning permission that has been granted on site (Discussed during Hearing Session)</p> <p>To reflect the Inspector’s Interim findings (ED98)</p> <p>Alongside amend to new Part after Part C, to clarify that not all developments will be expected to contribute towards every item of infrastructure listed (Discussed during Hearing Session)</p> <p>To clarify the infrastructure requirements for Policy P 7 (Matter 15 Hearing Statement/ED10A)</p>	<p>Amend Part B as follows:</p> <p>“(i) CHIG.R1 Land adjacent to The Paddock— Approximately 12 homes</p> <p>“(ii) CHIG.R2 Woodview— Approximately 23 homes</p> <p>“(iii) CHIG.R3 Land at Manor Road— Approximately 11 homes”</p> <p>“(vi) CHIG.R6 The Limes Estate— Approximately 100 homes”</p> <p>(vii) CHIG.R7 Land at Chigwell Convent— Approximately 28 homes</p> <p>“(xi) CHIG.R11 Land at Hainault Road - Approximately 7 <u>11</u> homes”</p> <p>Amend Part C as follows:</p> <p>“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 <u>Infrastructure Delivery Plan Schedule unless subsequent iterations of the Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed.</u>”</p> <p><u>Remainder of C to become new Part after C and specified elements amended as follows:</u></p> <p>“(i) Secondary school expansion; appropriate education provision including early years, primary school and secondary school places;”</p> <p>New Parts after (i) as follows:</p> <p>“() appropriate provision of health facilities;”</p> <p>“() links provision of walking and cycling facilities, and linkages both within the site and to key destinations;”</p>
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		<p>IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred</p> <p>See Part C</p> <p>To reflect updated HRA and requirements of the adopted Air Pollution Mitigation Strategy.</p>	<p>“(i) Enhancements to public transport provision or other initiatives which reduce the need to travel by car;”</p> <p>“(ii) highways and junction upgrades;”</p> <p>“(iii) potential upgrades to existing waste water infrastructure upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunication where necessary; and”</p> <p>“(iv) improvement of open space throughout the settlement improvements and provision of green and blue infrastructure assets including open space.”</p> <p>Remove Part D as follows:</p> <p>“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.”</p> <p>Amend Part E as follows:</p> <p>“E. The development of the allocated sites within Chigwell have the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and the Council’s adopted Air Pollution Mitigation Strategy. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments; 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.”</p> <p>New Part after Part E as follows:</p>
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		<p>To reflect the Inspector’s Interim findings (ED98).</p> <p>To take in to account the proximity of the allocated sites in Chigwell to the Epping Forest SAC (Matter 15 Hearing Statement)</p> <p>To provide clarification and provide consistency between policies (Matter 4 Hearing Statement)</p>	<p><u>“ Developments within Chigwell which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest SAC. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.”</u></p> <p>New Part after Part E:</p> <p><u>“Recreational Pressure</u></p> <p><u>Due to their proximity to the Epping Forest Special Area of Conservation, development within Chigwell will be required to make a contribution to the access management and monitoring of visitors to the Epping Forest in accordance with Policy DM 2.”</u></p> <p>Replace Part F as follows:</p> <p><u>“F. 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 Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.”</u></p> <p>Remove Limes Farm Estate allocation and Masterplan Area allocation by deleting Parts G-J:</p> <p>Limes Farm Masterplan G. Development proposals for CHIG.R6 must comply with a Strategic Masterplan that has been formally endorsed by the Council.</p>
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	<p>Page 152</p>	<p>developments will be expected to contribute towards every item of infrastructure listed</p> <p>(Discussed during Hearing Session)</p> <p>To clarify the infrastructure requirements for Policy P 8 (Matter 15 Hearing Statement/ED10A)</p> <p>IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred</p> <p>See Part C</p>	<p><u>Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed.”</u></p> <p>Remainder of C to become new Part after C and specified elements amended as follows:</p> <p>Specifically, <u>Development proposals</u> in Theydon Bois will be expected to <u>deliver and/or</u> contribute proportionately towards the following infrastructure items <u>including:</u>”</p> <p>“(ii) Local upgrades to the existing waste water network and drainage infrastructure upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications; and”</p> <p>“(iii) the improvement of open space throughout the settlement improvements and provision of green and blue infrastructure assets including open space.”</p> <p>New Parts after (iii) as follows:</p> <p>“() appropriate education provision including early years, primary school and secondary school places; and</p> <p>“() provision of walking and cycling facilities, and linkages both within the site and to key destinations;”</p> <p>“() enhancements to public transport provision or other initiatives which reduce the need to travel by car; and “</p> <p>“() appropriate provision of health facilities.”</p> <p>Remove Part D as follows:</p> <p>“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.”</p> <p>Amend Part E as follows:</p>
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		<p>To reflect updated HRA and requirements of the adopted Air Pollution Mitigation Strategy.</p> <p>To reflect the Inspector's Interim findings (ED98).</p> <p>To provide clarification and provide consistency between policies (Matter 4 Hearing Statement)</p>	<p>"E. The development of the allocated sites within Theydon Bois the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and the Council's adopted Air Pollution Mitigation Strategy. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments, 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."</p> <p>Amend Part F as follows:</p> <p><u>"F. Due to their proximity to Epping Forest, Developments of the allocated sites within Theydon Bois will be required to make a contribution to the access management and monitoring of visitors to the Forest which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest SAC. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures."</u></p> <p>Replace Part G as follows:</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 Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change."</u></p>
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<p>MM91</p>	<p>Supporting text to Policy P 9</p> <p>Page 154</p>	<p>To provide clarification that the glasshouse industry is based on the wider Parish area (Matter 15 Hearing Statement)</p> <p>To reflect the removal of site ROYD.R3 (Discussed during Hearing Session and to reflect the Inspector’s Interim findings (ED98))</p> <p>To acknowledge there are two traveller site allocations in the parish. (Discussed during Hearing Session)</p> <p>To better reflect the relationship between Waltham Abbey and the Lee Valley Regional Park (Matter 15 Hearing Statement)</p>	<p>Amend ‘Vision for Roydon’ as follows:</p> <p>“[...] The glasshouse industry <u>located within the wider parish area</u> will be supported and will continue to thrive by adapting to future challenges.”</p> <p>Amend Paragraphs 5.124 and 5.126 as follows:</p> <p>“5.124 [...] The provision of approximately 62 <u>48</u> homes has been informed by the aspiration for Roydon to maintain its existing character and local feel.”</p> <p>“5.126 Following an assessment of the suitability, availability and achievability of Residential Sites located within this spatial option, the Council has identified four <u>three</u> sites for potential allocation to meet the identified housing requirement, as set out in <u>this</u> Policy P 9.”</p> <p>Amend Paragraph 5.128 as follows:</p> <p>“5.128 Policies <u>SP1 and H4 2</u> set out the Council’s approach to traveller sites within the District. There are no allocations for traveller accommodation <u>within Roydon village</u> although there are two allocations within the parish, as set out in <u>Policy P14</u>.”</p> <p>Amend Paragraph 5.131 as follows:</p> <p>“5.131 [...] <u>This includes the opportunity to improve links between the settlement of Roydon and the Lee Valley Regional Park and to support pedestrian and cycling access into the Park from Roydon Railway Station.</u>”</p> <p>New paragraph after Paragraph 5.131:</p>
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		To support DM 2 (Matter 15 Hearing Statement)	<u>"x.xx Recognising that the Zone of Influence for recreational impacts for the Epping Forest Special Area of Conservation may be amended from time 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>
MM92	Policy P 9 Page 155	<p>On the basis that ROYD.R3 will no longer meet the developable test, the Council proposes to delete the site allocation (Discussed during Hearing Session and to reflect the Inspector's Interim findings (ED98))</p> <p>To clarify the infrastructure requirements for Policy P 9 (Matter 15 Hearing Statement/ED10A)</p> <p>Alongside amend to new Part after Part C, to clarify that not all developments will be expected to contribute towards every item of infrastructure listed</p> <p>(Discussed during Hearing Session)</p> <p>IDP Update and exercise to ensure greater consistency</p>	<p>Remove ROYD.R3 from Part B as follows:</p> <p>"(iii) ROYD.R3 Land at Epping Road — Approximately 14 homes"</p> <p>Amend Part C as follows:</p> <p><u>"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 Schedule unless subsequent iterations of the Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed."</u></p> <p>Remainder of C to become new Part after Part C and specified elements amended as follows:</p> <p>"Specifically, Development proposals in Roydon will be expected to deliver and/or contribute proportionately-towards the following infrastructure items including:"</p> <p>"(i) highways and junction upgrades;"</p> <p><u>"() appropriate education provision including early years, primary school and secondary school places;"</u></p>

		<p>across Plan in how infrastructure items referred</p> <p>See Part C</p> <p>To provide clarification and provide consistency between policies (Matter 4 Hearing Statement)</p> <p>To include reference to air quality considerations consistent</p>	<p>“() appropriate provision of health facilities;”</p> <p>“() the provision of walking and cycling facilities, providing linkages both within the site and to key destinations, including to the Lee Valley Regional park;”</p> <p>“() enhancements to public transport provision or other initiatives which reduce the need to travel by car; and</p> <p>“(ii) local utilities upgrades; “</p> <p>“(iii) the improvement of open space throughout the settlement improvements and provision of green and blue infrastructure and open space throughout the settlement.”</p> <p>Amend Part D as follows:</p> <p>“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.”</p> <p>Replace Part E as follows:</p> <p>“E. In accordance with Policy DM15, development on residential allocations must be located wholly within Flood Zone 1. <u>Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.</u>”</p> <p>New part after Part E as follows:</p> <p><u>Air Pollution</u></p> <p>“() The development of sites within Roydon have the potential to produce air pollution that could impact upon air quality in the District, including the Epping</p>
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		<p>with other Places Policies (Matter 15 Hearing Statement). Aligns with updated HRA and requirements of the adopted Air Pollution Mitigation Strategy.</p> <p>To reflect the Inspector's Interim findings (ED98)</p>	<p>Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and the Council's adopted Air Pollution Mitigation Strategy. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments."</p> <p>Map 5.15</p> <p>Amend to remove ROYD.R3 as a residential allocation.</p>
MM93	<p>Supporting text to Policy P 10</p> <p>Page 157</p>	<p>To ensure consistency</p> <p>To ensure consistency (Discussed during Hearing Session)</p> <p>To reflect the Vision for Nazeing and to support the provision of</p>	<p>Amend Paragraph 5.134 as follows:</p> <p>"5.134 Policy SP12 sets out the estimated likely number of homes <u>to be provided the Council will plan for</u> in Nazeing over the Plan period. The provision of approximately 422 <u>118</u> homes has been informed by the aspiration for Nazeing [...]"</p> <p>Amend Paragraph 5.138 as follows:</p> <p>"5.138 The allocation sSites NAZE.R1, NAZE.R3 and NAZME.R4 will be required to be in accordance with a Concept Framework Plan, as defined in Policy SP2 3, to ensure that a comprehensive and cohesive approach is taken to the planning and delivery of high quality development. <u>have been identified as locations where development should be brought forward in accordance with Concept Framework Plans (as defined in Policy SP2) and endorsed by the Council.</u>"</p> <p>Amend Paragraph 5.143 as follows:</p>

		<p>community facilities (Matter 15 Hearing Statement)</p> <p>To support DM 2 (Matter 15 Hearing Statement)</p>	<p><u>“5.143 [...] This includes the opportunity to improve links between the settlement of Nazeing and the Lee Valley Regional Park, particularly access to the Park for cyclists. The provision of a new community centre to act as a focal point for the settlement will be encouraged and supported, as set out in Policy D 4. However other options may be appropriate to meet the demand, including the utilisation and improvement of existing facilities.”</u></p> <p>New paragraph after Paragraph 5.143:</p> <p>x.xx <u>Recognising that the Zone of Influence for recreational impacts for the Epping Forest Special Area of Conservation may be amended from time 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>
MM94	<p>Policy P 10</p> <p>Page 158</p>	<p>To correct an error</p> <p>Reflect the updated site capacity of NAZE.R2</p> <p>Alongside amend to new Part after Part D, to clarify that not all developments will be expected to contribute towards every item of infrastructure listed</p>	<p>Amend Part B (i) as follows:</p> <p>“(i) NAZE.R1 Land at Perry Hill <u>St Leonards Road</u> – Approximately 33 homes”</p> <p>Amend Part B (ii) as follows:</p> <p>“(ii) NAZE.R2 The Fencing Centre, Pecks Hill – Approximately 29 <u>25</u> homes”</p> <p>Amend Part D as follows:</p> <p>“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 <u>Schedule unless subsequent iterations of the Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed.</u>”</p>

		<p>(Discussed during Hearing Session)</p> <p>To clarify the infrastructure requirements for Policy P 10 (Matter 15 Hearing Statement/ED10A)</p> <p>IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred)</p> <p>See Part D</p>	<p>Remainder of D to become new Part after Part D and specified elements amended as follows:</p> <p>Specifically, Development <u>proposals</u> in Nazeing will be expected to <u>deliver and/or contribute proportionately-towards the following infrastructure items, including:</u></p> <p>(i) Primary school expansion; <u>appropriate education provision including early years, primary school and secondary school places;</u></p> <p>New Part after (i) as follows:</p> <p>(i) <u>appropriate provision of health facilities;</u></p> <p>(ii) highways and junction upgrades;</p> <p>New Parts after (ii) as follows:</p> <p>(i) <u>provision of walking and cycling facilities, and linkages both within the site and to key destinations, including to the Lee Valley Regional Park;</u></p> <p>(ii) <u>enhancements to public transport provision or other initiatives which reduce the need to travel by car;</u></p> <p>(iii) local utilities upgrades upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunication where necessary; and</p> <p>(iv) the improvement of open space throughout the settlement. improvements and provision of green and blue infrastructure and open space throughout the settlement.”</p> <p>Remove Part E as follows:</p>
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		<p>To reflect updated HRA and requirements of the adopted Air Pollution Mitigation Strategy.</p> <p>To provide clarification and provide consistency between policies (ED3)</p>	<p>“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.”</p> <p>Amend Part F as follows:</p> <p>“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 the Epping Forest. <u>All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and the Council’s adopted Air Pollution Mitigation Strategy. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.</u>; 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.”</p> <p>Amend Part I as follows:</p> <p>“I. Some <u>The Concept Framework Plan will apply</u> relate to multiple allocation sites. whereby these <u>The Plan should be undertaken prepared and delivered jointly between</u> by all applicants <u>site promoters</u> of the site allocations <u>identified within</u> subject to the Concept Framework Plan Area. Details of the specific requirements of each Concept Framework Plan can be found within the site specific requirements set out in Appendix 6 <u>Part Two of this Plan.</u>”</p> <p>Amend Part J as follows:</p> <p>“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</p>
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		<p>To provide clarification and provide consistency between policies (Matter 4 Hearing Statement)</p> <p>To reflect that planning permission has been granted for residential use on part of the site (ED83)</p>	<p>located within it should be considered and informed by the Quality Review Panel.”</p> <p>Replace Part G as follows:</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 Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.”</u></p> <p>Amend Part H as follows:</p> <p>“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 <u>general conformity</u> with a Concept Framework, as defined in Policy SP23, <u>which has been formally endorsed by the Council prior to the determination of any planning application.</u>“</p> <p>Map 5.16</p> <p>Amend boundary of NAZE.E7</p>
MM95	Supporting Text to Policy P11	To correct an error	<p>Amend Paragraph 5.147 as follows:</p> <p>“5.147 Following an assessment of the suitability, availability and achievability of residential sites, the Council has identified three <u>two</u> sites for potential allocation to meet the identified housing requirement, as set out in <u>this</u> Policy P11.”</p>
MM96	Policy P 11	To correct an error	<p>Amend Part B as follows:</p> <p>“(ii) THOR.R2 Land East <u>West</u> of High Road – Approximately 48 homes”</p>

	<p>Page 160-161</p>	<p>Alongside amend to new Part after Part D, to clarify that not all developments will be expected to contribute towards every item of infrastructure listed</p> <p>(Discussed during Hearing Session)</p> <p>To clarify the infrastructure requirements for Policy P 11 (ED60)</p> <p>IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred</p> <p>See Part D</p>	<p>Amend Part D as follows:</p> <p><u>“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 Schedule unless subsequent iterations of the Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed.”</u></p> <p>Part D split to create New Part after D & amend as follows:</p> <p><u>“(i) Specifically, Development proposals in Thornwood will be expected to deliver and/or contribute proportionately towards the following infrastructure items including:”</u></p> <p><u>“(i) highways and junction upgrades;”</u></p> <p>New Parts after (i) as follows:</p> <p><u>“(i) appropriate education provision including early years, primary school and secondary school places;”</u></p> <p><u>“(i) appropriate provision of health facilities.”</u></p> <p><u>“(i) Enhancements to public transport provision or other initiatives which reduce the need to travel by car;”</u></p> <p><u>“(ii) local utilities upgrades; upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunication where necessary;</u></p> <p><u>“(iii) the improvement of open space throughout the settlement improvements and provision of green and blue infrastructure and open space throughout the settlement;”</u></p> <p>Remove Part E as follows:</p>
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		<p>To reflect updated HRA and requirements of the adopted Air Pollution Mitigation Strategy.</p> <p>To reflect the Inspector's Interim findings (ED98).</p> <p>To provide clarification and provide consistency between policies (Matter 4 Hearing Statement)</p>	<p>“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.”</p> <p>Amend Part F as follows:</p> <p><u>“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 the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and the Council’s adopted Air Pollution Mitigation Strategy. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments; 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.”</u></p> <p>Amend Part G as follows:</p> <p><u>“G. Due to their proximity to Epping Forest, Developments of the allocated sites within Thornwood will be required to make a contribution to the access management and monitoring of visitors to the Forest which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest SAC. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.”</u></p> <p>Replace Part H as follows:</p>
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			<p><u>"H. 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 Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change."</u></p>
MM97	<p>Supporting text to Policy P 12</p> <p>Page 163-164</p>	<p>As a consequence of the new proposed Main Modification to the supporting text to Policies P 1 to P 15, further proposed Main Modifications to Policies P 12 and P 13 and corresponding parts of the supporting text thereto are necessary to correct the anomaly arising from the inclusion of 'Moreton' (a 'smaller rural community') in Policy P 12, which otherwise concerns 'Settlements', as defined by Table 5.1 (p114).</p> <p>Moreover, the inclusion of 'Moreton' and site allocation MORE.T1 in Policy P 12, which otherwise relates to the identified 'Small Villages', all of which are 'inset' Settlements in the Green Belt, is not justified. The 'Moreton' anomaly also causes considerable confusion that, in turn, increases the foreseeable risk of unintended</p>	<p>Amend the title of Supporting Text to Policy P 12 and Policy as follows:</p> <p>"Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering and Stapleford Abbots"</p> <p>Amend Paragraph 5.153 as follows:</p> <p>"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.</p> <p>Amend Paragraph 5.154 as follows:</p> <p>Stapleford Abbots - approximately 47 <u>33</u> homes."</p> <p>Delete sub-heading and amend paragraph 5.158 as follows:</p> <p>"Sites for Traveller Accommodation</p> <p>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:</p>

		<p>and unacceptable consequences due to the inconsistent and opportunistic interpretation and application of adopted Local Plan policy.</p> <p>The Council considers that these new MMs to be necessary for soundness reasons.</p> <p>To support DM 2 (Matter 15 Hearing Statement)</p>	<p>• MORE. T1 (Lakeview, Moreton) — 1 yard Policies SP1 and H4 sets out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering or Stapleford Abbots."</p> <p>New paragraph after Paragraph 5.161:</p> <p><u>"x.xxx Recognising that the Zone of Influence for recreational impacts for the Epping Forest Special Area of Conservation may be amended from time 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>
MM98	<p>Policy P 12</p> <p>Page 164-165</p>	<p>To reflect housing figures (sites that were built out)</p> <p>For consistency with Main Modification to Supporting text to Policy P 12</p>	<p>Amend Part B as follows:</p> <p>"(vi) [...] STAP.R2 Land to rear of Mountford and Bishops Brow, Oak Hill Road— Approximately 8 homes</p> <p>STAP.R3 Land at The Drive — Approximately 6 homes"</p> <p>Delete Part C of Policy as follows:</p> <p>"Travelling showpeople sites</p> <p>C. In accordance with Policy SP 3 the following site is allocated for Travelling Showpeople Accommodation:</p> <p>(i) MORE.T1 (Lakeview, Moreton) — 1 yard"</p>

		<p>Alongside amend to new Part after Part E, to clarify that not all developments will be expected to contribute towards every item of infrastructure listed</p> <p>(Discussed during Hearing Session)</p> <p>To clarify the infrastructure requirements for Policy P 12 (Discussed during Hearing Session)</p> <p>IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred</p>	<p>Amend Part E as follows:</p> <p>“Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the <u>Infrastructure Delivery Plan Schedule unless subsequent iterations of the Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed.</u>”</p> <p><u>Remainder of E to become new Part after E and specified elements amended as follows:</u></p> <p>Specifically, <u>Development proposals</u> in these settlements will be expected to <u>deliver and/or</u> contribute proportionately towards the following infrastructure items <u>including:</u></p> <p>New points before (i) as follows:</p> <p><u>(i) appropriate education provision including early years, primary school places and secondary school places;</u></p> <p><u>(i) appropriate provision of health facilities;</u></p> <p><u>(i) enhancements to public transport provision or other initiatives which reduce the need to travel by car;</u></p> <p>(ii) local utilities upgrades <u>upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunication where necessary;</u> and</p>
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		<p>To reflect the Inspector's Interim findings (ED98).</p> <p>To provide clarification and provide consistency between policies (Matter 4 Hearing Statement)</p> <p>To reflect the area being promoted for development (Discussed during Hearing Session)</p> <p>For consistency with Main Modification to Supporting text to Policy P 12</p> <p>To reflect sites have been delivered</p>	<p><u>accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures."</u></p> <p>Replace Part H as follows:</p> <p><u>"H. 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 Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change."</u></p> <p>Map 5.20 Amend boundary of HONG.R1</p> <p>Map 5.22 Remove map 'Site Allocations in Moreton'</p> <p>Map 5.24 Amend to remove STAP.R2 and STAP.R3</p>
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<p>MM99</p>	<p>Supporting text to Policy P 13</p> <p>Page 173</p>	<p>Proposed amendment to paragraph 5.162 required for consistency with proposed MM of: Policy H 3; Part C(v) of Policy DM 4; and Paragraph 5.2; and Appendix 1 - Glossary.</p> <p>To clarify that the allocation of MORE.T1 (to be renamed as RUR.T6) will address overcrowding issues through the intensification of the site</p> <p>To reflect splitting of employment allocation and designation</p>	<p>Amend Paragraph 5.162 as follows:</p> <p>"5.162 There are a number of small-rural villages <u>communities</u> across within the District <u>that are not located in the identified settlements set out elsewhere in this Chapter.</u>"</p> <p>Amend Paragraph 5.164 as follows:</p> <p>"5.164 Following an assessment of the suitability, availability and achievability of residential sites, the Council has identified two <u>one</u> site within the Eastern part of the District's rural area for potential-allocation to meet the identified housing requirement, as set out in <u>this</u> Policy P43."</p> <p>Amend paragraph 5.166 as follows:</p> <p>"Sites for <u>Traveller Accommodation</u></p> <p>"5.166 Policies <u>SP1 and H42</u> set out the Council's approach to traveller sites within the District. One site has <u>Two sites have</u> been allocated <u>in the rural parts of the East of the District, one of which, RUR.T6, is allocated for travelling showpeople in line with its existing use:</u></p> <ul style="list-style-type: none"> • <u>RUR.T4 Land at Valley View, Curtis Mill Lane – one pitch</u> • <u>RUR.T6 Lakeview, Moreton — this site has been identified as suitable for intensification commensurate with on site amenity that allows for children's play and the appropriate storage for vehicles and machinery.</u> <p>Amend Paragraph 5.168 as follows:</p> <p>"5.168 There are twenty <u>nineteen</u> existing rural employment sites in the <u>rural</u> Eastern part of the District that have been identified for designation in the Local Plan."</p> <p>Amend site reference in Paragraph 5.168 as follows:</p> <p>"RUR.E19<u>B</u> – Dorrington Farm, Rye Hill Road (4.85 <u>0.91</u> hectares)"</p>
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		<p>To ensure consistency in reference to units (Matter 15 Hearing Statement)</p> <p>To reflect splitting of employment allocation and designation</p> <p>To support DM 2 (Matter 15 Hearing Statement)</p>	<p>Amend Paragraph 5.169 as follows:</p> <p>“5.169 There is also an existing employment site that is allocated for a further 5,120sqm of B2/B8 Use Class ((general industrial/storage and warehousing) (offices and research development) has been made:” <u>An allocation of approximately one hectare of B1a/B1b class Use Class (general industrial/storage and warehousing) (offices and research development) has been made:”</u></p> <p>Amend site reference in Paragraph 5.169 as follows:</p> <p>RUR.E19A – Land adjacent to Dorrington Farm, Rye Hill Road (4.85 hectares ha) <u>RUR.E19A – Land adjacent to Dorrington Farm, Rye Hill Road (1.85 0.93 hectares ha)</u></p> <p>New paragraph after Paragraph 5.170:</p> <p>“x.xxx Recognising that the Zone of Influence for recreational impacts for the Epping Forest Special Area of Conservation may be amended from time 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.”</p>
MM100	<p>Policy P 13</p> <p>Page 174</p>	<p>To correct an error (ED83)</p> <p>To reflect splitting of employment allocation and designation.</p> <p>To clarify that site RUR.E19 is proposed for allocations for B1a/B1b Use Class uses only</p>	<p>Amend Part B as follows:</p> <p>“(ii) RUR.R2 Norton Heath Riding Centre – Approximately 30 homes</p> <p>Amend Part C as follows:</p> <p>“(xv) RUR.E19B – Dorrington Farm (see Policy SP54 and allocation SP4.1)”</p> <p>Amend Part D as follows:</p> <p>“D. In accordance with Policies SP12 and Policy E1 the following site is designated for employment uses with a further allocated expansion for B1a/B1b Use Class employment uses:</p>

		<p>and to reflect paragraph 5.196 of the LPSV (ED83)</p> <p>To reflect splitting of employment allocation and designation.</p> <p>See Supporting text to P 13</p> <p>Alongside amend to new Part after Part F, to clarify that not all developments will be expected to contribute towards every item of infrastructure listed</p> <p>(Discussed during Hearing Session)</p> <p>To clarify the infrastructure requirements for Policy P 13 (Discussed during Hearing Session)</p>	<p>(i) <u>RUR.E19A – Land adjacent to</u> Dorrington Farm, Rye Hill Road (see Policy SP45 and allocation SP4.1)”</p> <p>Amend Part E of the Policy as follows:</p> <p>"Traveller sites</p> <p>E. In accordance with Policy SP13 the following sites is<u>are</u> allocated for Traveller Accommodation:</p> <p>(i) RUR.T4 Land at Valley View, Curtis Mill Lane – up to 4 <u>one</u> pitch</p> <p><u>(ii) RUR.T6 Lakeview, Moreton – in line with its existing use and identified as suitable for intensification commensurate with on site amenity that allows for children’s play and the appropriate storage for vehicles and machinery on site."</u></p> <p>Amend Part F as follows:</p> <p><u>"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 Schedule unless subsequent iterations of the Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed."</u></p> <p>Remainder of F to become new Part after F and specified elements amended as follows:</p> <p><u>Specifically, Development proposals on these allocations the Eastern rural part of the District will be expected to deliver and/or contribute proportionately towards the following infrastructure items including:</u></p> <p>(i) highways and junction upgrades; and</p>
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		<p>IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred)</p> <p>See Part F</p> <p>To reflect updated HRA and requirements of the adopted Air Pollution Mitigation Strategy.</p> <p>To provide clarification and provide consistency between</p>	<p>(ii) local utilities upgrades; <u>(C) appropriate education provision including early years, primary school and secondary school places;</u> <u>(C) appropriate provision of health facilities; and</u> <u>(C) enhancements to public transport provision or other initiatives which reduce the need to travel by car."</u></p> <p>Remove Part G as follows:</p> <p>"G. The Council will only permit planning applications that contribute towards the delivery of these 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."</p> <p>Amend Part H as follows:</p> <p>"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 the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and the Council's adopted Air Pollution Mitigation Strategy. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.; 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."</p> <p>Replace Part I as follows:</p> <p>"I. In accordance with Policy DM15, development on residential allocations must be located wholly within Flood Zone 1. Except for essential infrastructure and</p>
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		<p>policies (Matter 4 Hearing Statement)</p> <p>To reflect modifications to site allocations and to distinguish between employment designations and allocations</p>	<p><u>water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change."</u></p> <p>Map 5.25</p> <p>Removal of site allocation RUR.R2 and addition of site allocation RUR.T6 (previously MORE.T1) to settlement map. RUR.R1 to remain washed over by Green Belt and addition of label to RUR.E19A/B</p>
MM101	<p>Supporting text to Policy P 14</p> <p>Page 176</p>	<p>Proposed amendment to paragraph 5.171 is required for consistency with proposed MM of: Policy H 3; Part C(v) of Policy DM 4; and Paragraph 5.2; and Appendix 1 – Glossary.</p> <p>Site has been delivered</p>	<p>Amend Paragraph 5.171 as follows:</p> <p>"5.171 There are a number of small rural villages <u>communities across within the District that are not located in the identified settlements set out elsewhere in this Chapter.</u>"</p> <p>Amend Paragraph 5.174 as follows:</p> <p>RUR.T2— Land at Ashview, Hamlet Hill</p>
MM102	<p>Policy P 14</p> <p>Page 176-177</p>	<p>Site has been delivered</p>	<p>Amend Part C as follows:</p> <p>"(ii) RUR.T2— Land at Ashview, Hamlet Hill, Hamlet Hill up to 1 pitch</p> <p>Amend Part D as follows:</p>

		<p>Alongside amend to new Part after Part D, to clarify that not all developments will be expected to contribute towards every item of infrastructure listed</p> <p>(Discussed during Hearing Session)</p> <p>To clarify the infrastructure requirements for Policy P 14 (Discussed during Hearing Session)</p> <p>IDP Update and exercise to ensure greater consistency across Plan in how infrastructure items referred</p> <p>See Part D</p>	<p>“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 <u>Schedule unless subsequent iterations of the Infrastructure Delivery Plan Schedule or discussions with providers determine that these requirements have changed.</u>”</p> <p>Remaining Part D to create new Part after D as follows:</p> <p>■ <u>Specifically, Development proposals on these allocations will be expected to deliver and/or contribute proportionately towards the following infrastructure items including:</u></p> <p>(i) highways and junction upgrades;</p> <p>(ii) local utilities upgrades;</p> <p>(○) <u>appropriate education provision including early years, primary school and secondary school places;</u></p> <p>(○) <u>appropriate provision of health facilities; and</u></p> <p>(○) <u>enhancements to public transport provision or other initiatives which reduce the need to travel by car.”</u></p> <p>Remove Part E as follows:</p> <p>“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.”</p> <p>New Part after Part E as follows:</p> <p><u>Air Pollution</u></p>
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		<p>To include reference to air quality considerations as set out in other Places Policies (Matter 15 Hearing Statement). Reflects updated HRA and requirements of the adopted Air Pollution Mitigation Strategy.</p> <p>To provide clarification and provide consistency between policies (Matter 4 Hearing Statement)</p> <p>To reflect site has been delivered</p>	<p><u>"The development of sites in the Western part of the District has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and the Council's adopted Air Pollution Mitigation Strategy. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments."</u></p> <p>Replace Part F as follows:</p> <p><u>"F. 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 Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change."</u></p> <p>Map 5.26</p> <p>Removal of site allocation RUR.T2 from settlement map</p>
<p>MM103</p>	<p>Supporting text to Policy P 15</p> <p>Paragraph 5.178</p> <p>Page 179</p>	<p>Proposed amendment to paragraph 5.178 is required for consistency with proposed MM of: Policy H 3; Part C(v) of Policy DM 4; and Paragraph 5.2; and Appendix 1 - Glossary.</p>	<p>Amend Paragraph 5.178 as follows:</p> <p><u>"5.178 There are a number of small-rural villages communities in the south of within the District that are not located in the identified settlements set out elsewhere in this Chapter."</u></p>

MM104	Policy P 15 Page 179	To include reference to air quality considerations as set out in other Places Policies (Matter 15 Hearing Statement). Reflects updated HRA and requirements of the adopted Air Pollution Mitigation Strategy.	<p>New part after Part A as follows:</p> <p><u>“Air Pollution</u> <u>“The development of sites in the Southern part of the District has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and the Council’s adopted Air Pollution Mitigation Strategy. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.”</u></p>
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CHAPTER 6 – INFRASTRUCTURE & DELIVERY

Mod. No.	Policy/Page No.	Reason for the Change / Source	Proposed Main Modification
MM105	Supporting text to Policy D 1 Page 182-183		<p>Amend Paragraph 6.3 as follows:</p> <p>“6.3 This chapter should be read in parallel with the District’s Infrastructure Delivery Plans (IDPs) which sets out the key infrastructure requirements to support the proposed growth for the District as identified in this Plan. <u>There are two IDPs, one which covers the District and one which covers Harlow and Gilston Garden Town. Accordingly, Policies D1 to D5 set out how the Plan policies by which the Council will seeks to ensure that investment in infrastructure keeps pace with growth.”</u></p> <p>Amend Paragraph 6.12 as follows:</p>

		<p>To provide further clarification in relation to the Council's approach to the consideration of viability matters at the development management stage (ED72)</p> <p>To provide clarification</p>	<p><u>Development proposals must will be expected to deliver and/or contribute proportionately towards the delivery of those infrastructure items set out in the Infrastructure Delivery Plan Schedules as required, unless subsequent iterations of the Infrastructure Delivery Plan Schedules or discussions with providers determine that these requirements have changed. Planning Obligations will only be sought where they meet the relevant tests set out in CIL Regulations or as amended.</u></p> <p><u>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.</u></p> <p>Amend Part B as follows: “B. Where a proposed development <u>is required to provide and/or contribute towards</u> 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 <u>but are not limited to</u>):</p> <p>Amend Part C as follows: “[...] (ii) a financial and viability assessment 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.”</p> <p>Move Part D to follow Part B: <u>“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.”</u></p> <p>Amend Part E as follows:</p>
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		In response to concerns raised by ECC (ED10A)	<p>“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 <u>assessment</u> (with supporting evidence), which is transparent and complies with relevant national or <u>and</u> local guidance applicable at the time. Where a financial and viability assessment appraisal has been submitted the Council will undertake an independent review of that appraisal assessment for which the applicant will bear the cost.”</p> <p>New part to be included at the end of the Policy as follows: <u>“ Developers and landowners must work positively with the Council, other local authorities and infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with published policies and guidance.”</u></p>
MM107	Supporting text to Policy D 2 Page 185-186	In response to concerns raised by ECC (Matter 13 Hearing Statement) To reflect the updated situation concerning Princess Alexandra Hospital (Discussed during Hearing Session)	<p>Amend Paragraph 6.23 as follows: “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). <u>Development must also ensure good accessibility to schools through the provision of safe, direct routes by sustainable/ and active modes of transport. The creation of a safe and attractive environment around schools will also be required.</u>”</p> <p>Amend Paragraph 6.26 as follows: “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</p>

		To remove unnecessary wording (Discussed during Hearing Session)	<p>5). <u>This work concerns the potential to relocate the Princess Alexandra Hospital (PAH) from its current site within Harlow to land within the East of Harlow Garden Community (see policy SP45).</u></p> <p>Remove Paragraphs 6.28 to 6.30: “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. 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.”</p>
MM108	Policy D 2 Page 186	To provide clarification (Discussed during Hearing Session) Duplicates reference to HIA in Policy SP 3 C(i)	<p>Additional criteria to Part B as follows: <u>“(iv) A suitable replacement service or facility of an equivalent or higher standard is provided on site or in an appropriate alternative location which is accessible to local residents affected by the loss.”</u></p> <p>Remove final part of the Policy: “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</p>

			placed upon the capacity of health services and facilities arising from the development.”
MM109	Policy D 3 Page 186-187	To provide clarification (Discussed during Hearing Session) To provide clarification (Discussed during Hearing Session)	Amend Part A as follows: “A. Planning permission will be granted for proposals only where <u>it can be demonstrated that there will be</u> is sufficient capacity within the utilities infrastructure to meet the needs of the development. [....]” Amend Part B as follows: “B. Where there is a <u>local</u> capacity problem and no improvements are programmed by the utilities provider [...]”
MM110	Policy D 4 Page 188	To remove explicit reference to development scales in order to enable the policy to be applied flexibly on a site by site basis (Matter 14 Hearing Statement) To make explicit reference to the requirement for evidence, including marketing of the site, to demonstrate there is no longer a reasonable prospect of the site being used for existing community use. (Matter 14 Hearing Statement)	Amend Part C as follows: “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. Developers will be expected to provide on-site provision where possible, or where appropriate, a financial contribution towards either off-site provision, or the enhancement of existing off-site facilities. This will be determined on a site-by-site basis.” Amend Part G and remove Part H as follows: “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) <u>(i)</u> The facility is no longer needed for any of the functions that it can perform; or (iv) <u>(ii)</u> It is demonstrated that it is no longer practical, desirable or viable to retain them; or <u>and the applicant can demonstrate through evidence, including marketing of the site, that there is no longer a reasonable prospect of the site being used for the existing community use;</u> or (v) <u>(iii)</u> 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

			<p><u>Approach</u></p> <p><u>6.56 In accordance with national planning policy and relevant Regulations, the Council will review policies within this Plan to assess whether or not they need updating at least every five years. The first review will be completed no later than five years from the adoption date of the Local Plan.</u></p> <p><u>6.57 On completion of the review the Council will publish its conclusions, clearly indicating which policies (if any) need to be updated, and the reasons for this decision. If one or more policies do need updating, the Council will simultaneously publish an updated Local Development Scheme setting out the timetable for the updates to be produced and submitted for Independent Examination.</u></p> <p><u>6.58 When reviewing the policies within the Plan the Council will take into account the latest monitoring reflected within the latest Authority Monitoring Report, in addition to a range of other local and national factors.</u></p> <p><u>6.59 This Policy also includes a number of instances where, should relevant circumstances arise, the Council will undertake an earlier review and, if necessary, update-relevant Local Plan policies accordingly.”</u></p> <p><u>“Policy D8 Local Plan Review</u></p> <p><u>A. The Council will complete a review of the Local Plan policies and publish its conclusions at least every five years. Conclusions from the first review will be published no later than five years from the adoption date of the Plan.</u></p>
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			<p><u>B. The Council will have particular regard to the following factors when reviewing policies within the Local Plan and determining whether or not relevant policies require updating:</u></p> <ul style="list-style-type: none"> <u>• the latest Authority Monitoring Report, including reported progress against the requirements for the planned delivery of development and infrastructure;</u> <u>• conformity of policies with national planning policy;</u> <u>• changes to local circumstances (including a change in local housing need);</u> <u>• where, through monitoring, it is demonstrated that sustainable transport measures have not been effective in securing the anticipated modal shift, and no alternative physical scheme is available to mitigate the effects of development in order to avoid a severe impact on the highway network;</u> <u>• appeals performance;</u> <u>• significant local, regional or national economic changes; and</u> <u>• progress in plan-making activities by other local authorities.</u> <p><u>C. Where appropriate, the Council will commence an earlier review of the Local Plan to address significant changes in circumstances. The Council will promptly commence a review of the Local Plan and update relevant policies accordingly if:</u></p> <ul style="list-style-type: none"> <u>• the Authority Monitoring Report demonstrates that annual housing delivery is less than 75% of the annualised requirement or the projected completion rate (whichever is the lower) for three consecutive years; or</u> <u>• the Council cannot demonstrate a five-year supply of deliverable housing land against the requirements established through the Local Plan and Housing Implementation Strategy; or</u>
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			<ul style="list-style-type: none"> • <u>the monitoring to be undertaken in the relevant adopted Mitigation Strategies as set out in Policy DM2, together with updated modelling outputs and Habitat Regulations Assessment indicates that the Council, as competent authority, can no longer conclude that the delivery of planned development will not cause adverse effects on the integrity of the Epping Forest Special Area of Conservation. This will include consideration of any delay in securing and delivering the required measures set out in those strategies. In considering these matters the Council will consult with Natural England and have regard to its advice.</u>
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APPENDIX 1 – GLOSSARY

Mod. No.	LPSV Policy/Page No.	Reason for the Change / Source	Proposed Main Modification
MM113	<p>Glossary</p> <p>Page 194-206</p>	<p>To provide clarification (Discussed during Hearing Session)</p> <p>To identify land as Local Green Space rather than District Open Land (Matter 9 Hearing Statement)</p> <p>To reflect the Inspector's Interim findings (ED98)</p>	<p>Addition of 'Community-led Housing' to the Glossary as follows:</p> <p><u>"Community-led Housing Housing that is built, controlled and owned by the community. Schemes that are genuinely community-led share three common principles: meaningful community engagement and consent throughout the development process (communities do not necessarily have to initiate the conversation, or build homes themselves); the community group or organisation will take a long-term formal role in the ownership, stewardship, or management of the homes; and the benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity."</u></p> <p>Amend the definition for 'District Open Land' as follows:</p> <p>District Open Land <u>Local Green Space</u> 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. <u>The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.</u></p> <p>Amend the definition for 'Enabling Development' as follows:</p> <p>"Enabling Development means allowing development to take place that would not normally be granted permission, to enable the delivery of a development otherwise conflict with planning policies but which provides <u>would secure</u> significant public benefit"</p>

		<p>To provide clarification in relation to Policy DM 10, Part B (Discussed during Hearing Session)</p> <p>In response to concerns raised by Historic England (ED24)</p> <p>For consistency with the definition in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (Matter 16 Hearing Statement)</p> <p>For consistency with the definition in the Town and</p>	<p><u>benefits for the future conservation of a heritage asset sufficient to justify it being carried out".</u></p> <p>Addition of ‘Family Housing’ to the Glossary as follows:</p> <p><u>Family Housing</u></p> <p><u>Family housing is generally defined as having three or more bedrooms.</u></p> <p>Amend the definition for ‘Heritage Asset’ as follows:</p> <p>“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).”</p> <p>Amend the definition for ‘Major Development’ as follows:</p> <p>“Refers to <u>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 sites equal to or larger than 0.5 hectares; 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.</u>”</p> <p>Amend the definition for ‘Minor Development’ as follows:</p>
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		<p>Country Planning (Development Management Procedure) (England) Order 2015 (Matter 16 Hearing Statement)</p> <p>To provide clarification (Matter 11 Hearing Statement)</p> <p>To correct an error (Officer identified)</p> <p>For clarity and consistency in relation to the proposed MMs to Policies H 3 (Rural exceptions) and DM 4 (Green Belt)</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/under 1 hectare, travellers site— 0-9 pitches. <u>Development other than Major Development within the following categories:</u></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” <p>Addition of ‘Specialist accommodation’ into the Glossary</p> <p><u>“Specialist accommodation Specialist accommodation” comprises development which has been designed or designated for the purpose of occupation by people, or groups of people, with particular land-use and accommodation needs that are relevant to planning. This may include accommodation for people with physical disabilities, learning difficulties, or mental health issues; housing for older people; and housing with care, other than self-contained housing within the Use Class C3 (dwelling houses). This type of development is characterised by accommodation that includes special design features and/or access to support that is necessary to meet the specific needs of intended occupiers.”</u></p> <p>Amend the definition for ‘Yard’ as follows:</p> <p>“On a Travelling Showpeople site, a yard is the area required to accommodate a number of Travelling Showpeople households and the storage of equipment <u>whilst a ‘plot’ is a space to accommodate one household</u>. In accordance with the Report on Site Selection (2016), a yard-plot is estimated at 0.13ha.”</p> <p>Addition of 'Rural communities' into the Glossary</p> <p><u>"Rural communities Refers to the existing localities in the District that are not defined as 'Settlements' in Table 5.1."</u></p>
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		<p>Site has been delivered</p> <p>Matter 12 Hearing Statement/ Employment Note</p> <p>To reflect splitting of employment allocation and designation.</p>	<p>Remove traveller site allocation as follows: RUR.T2 Ashview, Hamlet Hill, Roydon, Essex, CM19 5LA</p> <p>Remove employment designation as follows: WAL.E7 Providence Nursery at Avey Lane</p> <p>Addition of employment designations as follows: <u>LOU.E2B - Langston Road Industrial Estate</u> <u>NWB.E4B - North Weald Airfield Bassett Business Park and Merlin Way Industrial Estate</u> <u>RUR.E19B - Dorrington Farm</u> <u>WAL.E6B – Galley Hill Road Industrial Estate</u></p>
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APPENDIX 5 – HOUSING, EMPLOYMENT AND TRAVELLER TRAJECTORIES

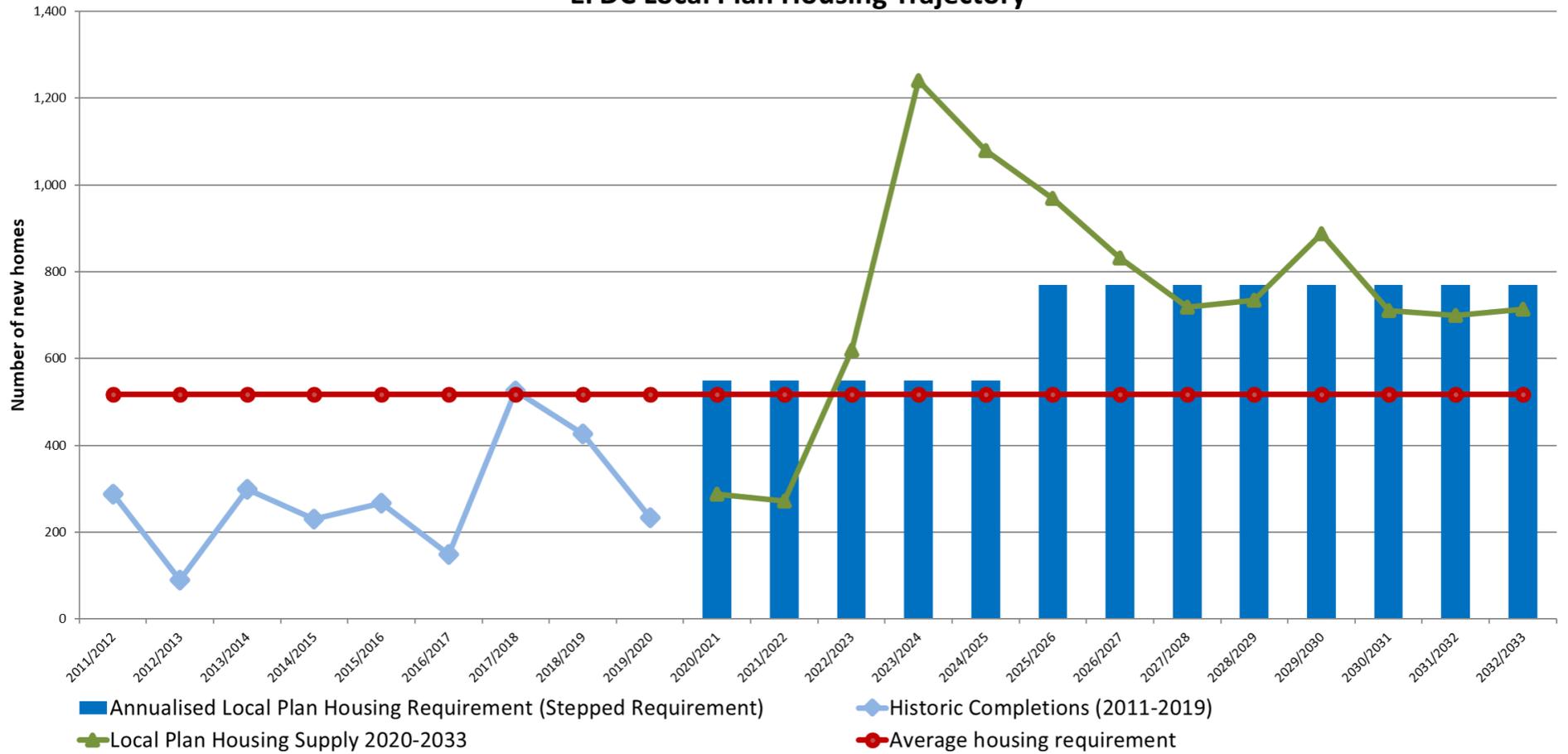
MM115

Housing Trajectory

Total	Start of Plan Period										Year 1-5					Year 6-10					Year 11-13		
	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 <u>2,497</u>	288	89	299	230	267	157 <u>149</u>	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commitments (sites with planning permission)	1,801 <u>1,242</u>	0	0	0	0	0	0	334 <u>0</u>	706 <u>0</u>	563 <u>0</u>	182 <u>319</u>	16 <u>301</u>	0	0 <u>129</u>	0 <u>10</u>	0	0	0	0	0	0	0	0
10% lapse rate	-180 <u>-124</u>	0	0	0	0	0	0	-33 <u>0</u>	-71 <u>0</u>	-56 <u>0</u>	-18 <u>-32</u>	-2 <u>-30</u>	0	0 <u>-15</u>	0 <u>-13</u>	0 <u>-1</u>	0	0	0	0	0	0	0
Garden Communities																							
Latton Priory	1,050	0	0	0	0	0	0	0	0	0	50	100 <u>0</u>	100 <u>50</u>	100	100	100	100	100	100	100	100 <u>150</u>	0 <u>150</u>	
Water Lane Area	2,100	0	0	0	0	0	0	0	0	0	100	200 <u>0</u>	200 <u>100</u>	200	200	200	200	200	200	200 <u>250</u>	200 <u>250</u>	200 <u>250</u>	
East of Harlow	750	0	0	0	0	0	0	0	0	0	0	50 <u>0</u>	100 <u>0</u>	100 <u>0</u>	100 <u>50</u>	100	100	100	100	100 <u>100</u>	100 <u>100</u>	100 <u>100</u>	
Other Local Plan Allocations																							
Buckhurst Hill	87	0	0	0	0	0	0	0	0	0	35 <u>37</u>	0 <u>15</u>	0 <u>36</u>	0 <u>21</u>	0	0	0	15 <u>0</u>	0	0	0	0	15 <u>0</u>
Chigwell	376 <u>187</u>	0	0	0	0	0	0	0	25 <u>41</u>	26 <u>14</u>	20 <u>17</u>	20 <u>30</u>	30 <u>35</u>	35 <u>40</u>	0	0	32 <u>30</u>	33 <u>30</u>	20 <u>35</u>	40 <u>0</u>	40 <u>0</u>	40 <u>0</u>	
Ongar	590	0	0	0	0	0	0	0	9	52 <u>118</u>	118 <u>38</u>	118 <u>186</u>	120 <u>143</u>	120 <u>145</u>	53 <u>0</u>	0 <u>78</u>	0	0	0	0	0	0	0
Coopersale	6	0	0	0	0	0	0	0	0	0	0	6 <u>0</u>	0	0	0	0	0	0	0	6 <u>0</u>	0	0	0
Epping	1,305 <u>709</u>	0	0	0	0	0	0	0	5	100 <u>0</u>	167 <u>0</u>	156 <u>86</u>	117 <u>101</u>	95 <u>61</u>	95 <u>0</u>	95 <u>0</u>	95 <u>0</u>	95 <u>90</u>	95 <u>101</u>	95 <u>90</u>	95 <u>90</u>	0 <u>90</u>	
Fyfield	14	0	0	0	0	0	0	0	0	14 <u>0</u>	0	0	0 <u>14</u>	0	0	0	0	0	0	0	0	0	0

Total	Start of Plan Period										Year 1-5					Year 6-10					Year 11-13		
	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	
High Ongar	10	0	0	0	0	0	0	0	0	0	50	50	0	010	0	0	0	0	0	0	0	0	0
Loughton/Debden	1,021 437	0	0	0	0	0	0	14	46	131	171	170	150	150	90	63	36	0	0	0	0	0	0
Lower Sheering	14	0	0	0	0	0	0	0	0	0	140	0	0	014	0	0	0	0	0	0	0	0	0
Nazeing	122 118	0	0	0	0	0	0	0	0	0	590	630	057	061	0	0	0	0	0	0	0	0	0
North Weald Bassett	1,050	0	0	0	0	0	0	0	0	0	250	740	410	90	90	90	90	90	90	90	90	90	100
Roydon	6248	0	0	0	0	0	0	0	0	0	510	410	027	021	0	0	0	0	0	0	0	0	0
Sheering	84	0	0	0	0	0	0	0	0	0	530	310	05	037	021	021	0	0	0	0	0	0	0
Stapleford Abbots	4733	0	0	0	0	0	0	0	140	0	0	160	17	017	0	0	0	0	0	0	0	0	0
Theydon Bois	57	0	0	0	0	0	0	0	0	0	310	260	019	038	0	0	0	0	0	0	0	0	0
Thornwood	172	0	0	0	0	0	0	0	0	80	440	500	30	40	040	044	0	0	0	0	0	0	0
Waltham Abbey	858 836	0	0	0	0	0	0	0	80	0	0	810	132	135	135	100	100	100	095	20	22	25	0
Other rural sites	4111	0	0	0	0	0	0	0	0	200	210	0	05	06	0	0	0	0	0	0	0	0	0
Windfall	385 280	0	0	0	0	0	0	0	0	0	0	0	0	350	350	35	35	35	35	35	35	35	35
Total Housing Supply (recorded and projected)	13,152 12,258	288	89	299	230	267	157 149	301 526	696 426	636 223	825 287	1,02 8	1,07 5	1,10 7	1,05 5	898 969	783 831	756 718	667 734	673 888	562 711	585 699	175 714
Future housing requirement (stepped)	10,070 8,903	N/A	N/A	N/A	N/A	N/A	N/A	661 N/A	661 N/A	661 N/A	661 550	661 550	615 550	615 550	615 550	615 769							

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
<u>LOU.E2A</u>	<u>Land adjacent to</u> Langston Road Industrial Estate	1	1			
<u>NWB.E4A</u>	North Weald Airfield	10		5	5	
<u>RUR.E19A</u>	<u>Land adjacent to</u> Dorrington Farm	1.85 <u>0.93</u>	0.93	<u>0.93</u>		
<u>WAL.E6A</u>	<u>Land adjacent to</u> Galley Hill Road Industrial Estate	1.28	1.28			
<u>WAL.E8</u>	Land North of A121	10		5	5	
Total		23.22 23.21	3.22	10	10	0

Trajectory for Travellers' provision

Allocation Reference	Site Address	Total Supply (Number of pitches)	2011/12-2018/19	2019/20-2023/24	2024/25-2028/29	2029/30-2033/34	2032/33
SP4.1	Latton Priory	5		5	5		
SP4.2	Water Lane Area	5			5	5	
SP4.3	East of Harlow	5			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	5		
RUR.T6 (TSP Yard)	Lakeview Moreton			1 yard			
Completions		16	16				
Extant Permissions		16-17	17	16			
Total Supply		70	16-17	34-33	10	10	0
Local Plan requirement		64 and 1 yard	16	33	8	4	3

APPENDIX 6 – SITE SPECIFIC REQUIREMENTS

Mod. No.	Policy/Page No.	Reason for the Change / Source	Proposed Main Modification
Epping Sites – New Section A (formerly pages 5-24 & 29)			
MM116	Epping introductory pages Pages 3–4	Reasons for changes outlined below	Removal of site allocations EPP.R3 & EPP.R10 from settlement map and amend to EPP.R5 site boundary Symbology change for ‘mixed use’ allocation EPP.R4
MM117	EPP.R3 Page 5-7	Allocation determined as not deliverable	Remove EPP.R3 as site allocation (includes removal of site in Epping settlement map, site map, site information and site specific policy requirements)
MM118	EPP.R4 Page 9	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Amend sections under ‘Ecology and Trees’ as follows: “Ecology and Trees Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.
		To provide certainty on the provision of a new leisure centre on the site, which is not specifically required by the Design Brief (Discussed during Hearing Session).	Amend section under ‘Design’ as follows: “Development proposals should be brought forward in accordance with the Development and Design Brief for the St John’s Road Area agreed by Cabinet on 10 September 2012, and should contain a mix of uses including a leisure centre and residential development. Other uses on site could include leisure, retail, community facilities, hospitality, and employment and further leisure uses.”

		<p>To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.</p>	<p>Amend section under ‘Heritage’ as follows:</p> <p>“Development proposals may directly impact upon locally listed 21 St John’s Road, Cookery Building of Epping Junior School, Centrepoint 23 St Johns Road and 19 St John’s Road, which are located within the site. It may also impact upon the setting of Grade II* listed Church of St John the Baptist and Grade II listed 5, 7, 9 and 11 St John’s Road, <u>located adjacent and to the South East of the site.</u></p> <p><u>The Council requires development proposals to preserve the special architectural or historic interest of these Locally Listed Buildings on site through their retention, sensitive conversion and refurbishment. This particularly applies to the Centrepoint building and the Cookery Building. Opportunities to bring them back into public use should also be explored.</u></p> <p>Development proposals which that incorporate or may affect these heritage assets or their settings of these Locally Listed Buildings and Grade II* and Grade II Listed Buildings of these heritage assets should sustain preserve and wherever possible, or enhance their assets’ significance, having regard to their special architectural or historic interest, character, appearance and the of them including the contribution made by their settings. Particular regard should be had to Development proposals should preserve the special architectural or historic interest of the Church of St John the Baptist and its setting including through appropriate layout, scale, height, massing and high quality design/materials within the vicinity of the church.</p> <p><u>The Southern part of the site is partially located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. Development proposals should In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area. For those parts of the site located within the Conservation Area, an assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area should be retained and reused.”</u></p>
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MM119	EPP.R5 Page 10-11	To reflect amended site boundary to align with Council's land holdings.	Amend site details as follows: "Size (Ha): 0.43 <u>0.42</u> Indicative Development Area (Ha): 0.43 <u>0.42</u> Approximate Net Capacity (Dwellings): 43 <u>42</u> "
		Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	'Ecology and Trees' as follows: Ecology and Trees " Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England. "
		In response to concerns raised by Sports England (ED4).	" Closure of the existing Epping Sports Centre and the re-development of this site should not take place until a suitable replacements sports/leisure facility <u>an equivalent or better (in terms of quantity and quality) replacement sports/leisure facility in a suitable location</u> is delivered and is operational. This is to ensure that the public have uninterrupted access to sports/leisure facilities in the local area."
MM120	EPP.R6 Page 13	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Amend section under 'Ecology and Trees' as follows: Ecology and Trees " Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England. "
		Proposed MM arose through a review of site requirements to ensure they had been consistently applied across all sites. It was identified as an omission and therefore it is proposed to be added to ensure	New section under 'Design' as follows: " <u>There is an existing footpath connecting the site to Epping High Street and the side entrance to 237 to 243 High Street. This connection should be retained and incorporated as part of the development. Development proposals should, where appropriate, enhance the footpath to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to a wide range of users.</u> "

		consistency across Part Two.	
		To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	<p>New sections under ‘Heritage’ as follows:</p> <p>“Development of the site may impact upon the setting of Grade II listed 221, 223, 225, 227, 229-233, 261, 263, 257, 259 and 269 High Street, <u>located to the sSouth eEast of site. Development pProposals which that</u> may affect the settings of these Listed Buildings should <u>sustain preserve and wherever possible, or</u> enhance the <u>assets’</u> significance, <u>having regard to their of them including the contribution made by their setting. Development proposals should preserve the</u> special architectural or historic interest, <u>character, appearance and the contribution made by their settings. of these Listed Buildings through appropriate density, heights, and high quality design/materials.</u> This site is located adjacent to the Epping Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. <u>Development proposals should In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area.”</u></p>
		To recognise the importance of ensuring short term disruption to parking during the construction period is minimised (Matter 5 Hearing Statement)	<p>Amend section under ‘Infrastructure’ as follows:</p> <p>“<u>Development proposals should demonstrate how disruption to ear parking during the construction phase will be minimised. This should be demonstrated through the submission of a Construction Management Statement in accordance with Part D of Policy DM21.</u>”</p>
MM121	EPP.R7 Page 15	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	<p>Amend section under ‘Ecology’ as follows:</p> <p>“<u>Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.</u>”</p>
		To recognise the importance of ensuring	Amend sections under Infrastructure as follows:

		short term disruption to commuter parking during the construction period is minimised (Matter 5 Hearing Statement)	<u>“Development proposals should demonstrate how disruption to car parking during the construction phase will be minimised. This should be demonstrated through the submission of a Construction Management Statements in accordance with Part D of Policy DM21.”</u>
MM122	EPP.R8 Page 17	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2. Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend sections under ‘Ecology’ as follows: “Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England. Development of the this site is likely to directly affect a confirmed Protected Species (Great Crested Newts) population. Development proposals should <u>demonstrate that they have assessed the impacts of the proposal on the Great Crested Newts informed by a full survey and site assessment. Development proposals should demonstrate that they have sought to avoid any adverse impact on the Great Crested Newts or their habitat. careful design and layout to avoid the loss of Great Crested Newts or their habitat.</u> Where adverse impacts of development proposals on Great Crested Newts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.”
		To make reference to the Grade II Listed Civic Offices (Matter 15 Hearing Statement) To reflect the MM required to Policy DM 7, ensure consistency across all relevant site	Amend sections under ‘Heritage’ as follows: “Development of the site may directly impact upon the Grade II listed Epping Civic Offices and/or its setting. It may also impact upon the settings of the Grade II listed 309, 311, 315, 317 and 319 High Street and The Black Lion Public House, located to the West of the site. Development pProposals which that may affect these heritage assets or their settings of these Listed Buildings should sustain preserve and wherever possible, or enhance the assets’ significance, of them including the contribution made by their setting. Development proposals should preserve having regard to their special architectural or historic interest, character, appearance and the contribution made by their settings. of these Listed Buildings through appropriate layout, height, scale, massing and high quality design/materials.

		allocations and to improve clarity.	The sSouthern half of the site is partially located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. Development proposals should <u>In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the</u> Conservation Area. For those parts of the site located within the Conservation Area an assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area, including the yellow-brick building fronting High Street located within the site boundary, should be retained/reused.”
MM123	EPP.R9 Page 20	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section under ‘Ecology’ as follows: “Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
MM124	EPP.R10 Page 21-22	Proposed for deletion since site has been built out	Remove EPP.R10 as site allocation (includes removal of site in Epping settlement map, site map, site information and site specific policy requirements)
MM125	EPP.R11 Page 24	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section under ‘Ecology’ as follows: “Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
		To reflect the MM required to Policy DM 7, ensure consistency across all relevant site	Amend section under ‘Heritage’ as follows: “Development of the site may impact upon the setting of the Grade II* listed Church of St John the Baptist and the Grade II listed 5, 7, 9 and 11 St John’s Road, <u>located to the</u>

		allocations and to improve clarity.	<p>sSouth of the site. Development pProposals which that may affect the setting of these heritage assets Listed Building should sustain preserve and wherever possible or enhance the assets' its significance, having regard to their including the contribution made by its setting. Development proposals should preserve the special architectural or historic interest, character, appearance and the contribution made by of this Listed Building their settings. through high quality design/materials.</p> <p>This site is located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. Development proposals should In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area. An assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area should be retained and reused.”</p>
		To provide clarification (Matter 15 Hearing Statement).	<p>Additional paragraph under 'Infrastructure' as follows: <u>“Closure of the existing Epping Library and the re-development of this site should not take place until a suitable replacement library facility is delivered and is operational subject to the requirements of Essex County Council. This is to ensure that the public has an uninterrupted access to library services in Epping.”</u></p>
MM126	South Epping Masterplan Page 29	Masterplan maps moved to relevant Places Policies in Chapter 5.	Move South Epping Masterplan site map from Part Two to Policy P1 Epping removing site information box so format consistent with existing Masterplan Area maps in Part One of the Plan
Loughton Sites - New Section A (formerly pages 32-64, 66-67 & 69)			
MM127	Loughton Introductory pages Page 30-31	Reasons for changes outlined below	Removal of site allocations LOU.R1, LOU.R2, LOU.R5, LOU.R8, LOU.R17 & Jessel Green Masterplan Area from settlement map, amend to LOU.R14 site boundary and splitting of employment allocation LOU.E2 to LOU.E2A & LOU.E2B

			Symbology change for ‘mixed use’ allocation LOU.R4
MM128	LOU.R1 Page 32-33	To reflect the Inspector’s Interim findings (ED98).	Remove LOU.R1 as site allocation (includes removal of site in Loughton settlement map, site map, site information and site specific policy requirements)
MM129	LOU.R2 Page 34-35	To reflect the Inspector’s Interim findings (ED98).	Remove LOU.R2 as site allocation (includes removal of site in Loughton settlement map, site map, site information and site specific policy requirements)
MM130	LOU.R3 Page 37	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section on ‘Ecology’ as follows: “Ecology Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
MM131	LOU.R4 Page 39	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section under ‘Ecology’ as follows: “Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
		To address concerns raised by Natural England and to address Action 21 in Inspector’s Interim Advice (ED98).	New section under ‘Ecology’ as follows: “ <u>Consultation should be undertaken with Natural England to assess the impacts of development with respect to the Roding Valley Meadows SSSI. Development proposals should make provision for any avoidance and mitigation measures to address any impacts on this nationally important habitat.</u> ”
MM132	LOU.R6 Page 41	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is	Remove section under ‘Ecology and Trees’ as follows: “Ecology Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of

	adequately reflected in Policy DM2.	Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
	Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend under ‘Ecology and Trees’ as follows:</p> <p>“Development of this site may indirectly affect the following sites of ecological importance: <u>Epping Forest Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI), Epping-Amesbury Banks Ancient Woodland, adjacent Loughton Woods Local Wildlife Site and Epping Forest Deciduous Woodland/Wood Pasture and Parkland Priority Habitats, and nearby Epping-Amesbury Banks Ancient Woodland and Site of Special Scientific Interest.</u> Development proposals should demonstrate that they have assessed the impacts of the proposal on these sites of ecological importance informed by a full survey and site assessment. <u>Development proposals They should demonstrate that they have sought to avoid any adverse impact on the sites of ecological importance; be subject to careful design and layout and, where appropriate, other mitigation measures to protect the identified ecological sites and habitats. Where such adverse impacts of development proposals on these sites of ecological importance are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.</u></p> <p>There are trees on and adjacent to the site which are protected by Tree Preservation Orders. Protected <u>These</u> trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include <u>providing an appropriate buffer zone around the trees or</u> incorporating trees within on-site open or amenity space.”</p>
	To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	<p>Amend section under ‘Heritage’ as follows:</p> <p>“Development of the site may directly impact upon the locally listed Royal Oak Public House, <u>located on the site.</u> The Council requires development proposals to preserve the special architectural or historic interest of this <u>Locally Listed Building on site</u> through its retention and sensitive conversion. Development p<u>Proposals for n</u>New development to the rear of the site which that may affect the setting of the <u>heritage asset building</u> should preserve and wherever possible, <u>sustain or enhance the asset’s its significance, having regard to its special architectural or historic interest, character, appearance and including</u> the contribution made by its setting. <u>Development proposals should include a</u> 7</p>

			including through a sympathetic and well-designed rear extension., appropriate layout and high quality design/materials.”
MM133	LOU.R7 Page 43	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section on ‘Ecology’ as follows: “Ecology Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
MM134	LOU.R8 Page 44	Proposed for deletion since site has been built out	Remove LOU.R8 as a site allocation (includes removal of site in Loughton settlement map, site map, site information and site specific policy requirements)
MM135	LOU.R9 Page 47	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section under ‘Ecology and Trees’ as follows: Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
		To address concerns raised by Natural England and Action 21 in Inspector’s Interim Advice (ED98).	Additional sentence under ‘Ecology and Trees’: <u>"Consultation should be undertaken with Natural England to assess the impacts of development with respect to the Roding Valley Meadows Site of Special Scientific Interest. Development proposals should make provision for any avoidance and mitigation measures to address any impacts on this nationally important habitat."</u>
		To align with MM to Policy DM 9 which makes clear the thresholds for the use of the Quality Review Panel (Discussed	New section on ‘Design’ as follows: “Design <u>Development proposals for this site should be considered and informed by the Quality Review Panel.</u> ”

		during Hearing Session.)	
		To reflect statutory tests, ensure consistency across all relevant site allocations and to improve clarity.	Amend section under ‘Heritage’ as follows: “Development of the site may impact upon the setting of the Grade II listed Corbett Theatre, Hatfields, Loughton Hall, The Church of St Nicholas, Listed Wall and a tomb within St Nicholas’s Churchyard, <u>located to the eEast and North East of the site.</u> Development p Proposals which <u>that may</u> affect the setting of these heritage assets should <u>sustain preserve and wherever possible</u> or enhance the <u>assets’</u> significance, <u>having regard to their of them including the contribution made by their setting.</u> Development proposals should preserve the special architectural or historic interest, character, appearance and the contribution made by of these buildings and their settings., including through appropriate layout and high quality design/materials.”
MM136	LOU.R10 Page 49	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section on ‘Ecology’ as follows: “ Ecology Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
MM137	LOU.R11 Page 51	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section on ‘Ecology’ as follows: “ Ecology Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
		To reflect statutory tests, ensure consistency across all relevant site allocations and to improve clarity.	Amend under ‘Heritage’ as follows: “Development of the site may directly impact upon the locally listed Electricity Substation Transformer, <u>located on the site.</u> The Council requires development proposals to preserve the special architectural or historic interest of this Locally Listed Building <u>on site</u> through its retention and sensitive conversion. Development p Proposals

			for new development to the rear of this building which <u>that</u> may affect its <u>the</u> setting of the heritage asset should sustain <u>preserve</u> and wherever possible, or <u>enhance</u> the asset's its significance, <u>having regard to its special architectural or historic interest, character, appearance and including the contribution made by its setting.</u> , through appropriate layout and high quality design/materials. Development proposals should not include new additions to the front of the site which may obscure views of this Locally Listed Building from Roding Road.”
MM138	LOU.R12 Page 53	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section on ‘Ecology’ as follows: “ Ecology Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
MM139	LOU.R13 Page 55	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section on ‘Ecology’ as follows: “ Ecology Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
MM140	LOU.R14 Page 56-57	To reflect amended site boundary as required by Action 23 of Inspector’s Interim Advice (ED98).	Amend site details as follows: “Size (Ha): 4.28 <u>0.77</u> Indicative Development Area (Ha): 4.28 <u>28 0.77</u> Indicative Net Density (DpH): 34 Approximate Net Capacity (Dwellings): 33 <u>19</u> Site Description: The site comprises five <u>three</u> dwellings [...]”
		Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section on ‘Ecology and Trees’ as follows: Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

		Factual updating to reflect amended site boundary.	There is a tree adjacent to the site which is protected by a Tree Preservation Order. The protected tree should be incorporated into the development proposals to avoid loss, or damage to it.
MM141	LOU.R15 Page 59	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Removal of section on ‘Ecology’ as follows: “Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
MM142	LOU.R16 Page 61	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Amend section under ‘Ecology’ as follows: <u>Ecology Trees</u> “Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
		An omission was made regarding the TPO layers used to identify the sites for which the TPO requirement should be applied. This insertion is to correct this oversight and ensure consistency across Part Two.	New section under ‘<u>Ecology Trees</u>’ as follows: <u>“There is a tree in the South Eastern corner of the site which is protected by a Tree Preservation Order. The tree should be incorporated into the development proposals to avoid the loss of, or damage to it. This could include providing an appropriate buffer zone around the tree or incorporating it within on-site open or amenity space.”</u>
MM143	LOU.R17 Page 62-63	Proposed for deletion since site has been built out	Remove LOU.R17 as site allocation (includes removal of site in Loughton settlement map, site map, site information and site specific policy requirements)
MM144	LOU.R18	LOU.R18 was included as a site with planning permission, which has	New ‘Infrastructure’ section as follows:

	Page 64	not lapsed/not been implemented. Site requirements for LOU.R18 have now been included.	<p><u>“The site is adjacent to Loughton High Road Town Centre which is considered a sustainable location with good public transport accessibility. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:</u></p> <ul style="list-style-type: none"> i) <u>limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> ii) <u>on-site provision for car clubs/car sharing or pooling arrangements;</u> iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.”</u> <p><u>Vehicular access to the site should be provided via the existing access on to Smart’s Lane. The existing access to the site from High Beech Road should be removed. This should comprise removing the existing dropped kerb crossing and reinstating a full height kerb and footway reconstruction.”</u></p>
MM145	LOU.E2 modified to be LOU.E2A and LOU.E2B. Page 66-67	To reflect splitting of employment allocation and designation.	<p>Amend site name as follows: “LOU.E2A <u>Land adjacent to</u> Langston Road Industrial Estate</p> <p>Amend map to outline allocation LOU.E2A.</p> <p>Amend site size (ha) as follows: 30.6 <u>2.91</u></p> <p>Amend site description as follows:</p> <p>The site comprises two parts: a mix of office, industrial and retail uses; and greenfield land in the south east corner for the expansion of the industrial estate. It is bounded by the M11 to the sSouth, a mix of office, industrial and retail uses to the North and West Chigwell Lane (A1168) to the west and sports fields greenfield land and woodland to the eEast and London Underground Central Line to the north. Further details on the employment designation for site LOU.E2B can be found in Section B.</p>

			<p>Amend general text as follows: In accordance with Policy P 2, development proposals which relate to the south-east of the employment allocation identified for expansion, should comply with the following development requirements.”</p>
		To reflect splitting of employment allocation and designation.	<p>Amend under ‘Design’ as follows: “Development proposals for the expansion of the existing employment site should be located on the south-eastern part of the site which lies adjacent to the M11 motorway. It is anticipated that up to one hectare of employment land will come forward during the Plan period.”</p>
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend section under ‘Ecology’ as follows: “Development of this site is likely to directly affect a Priority Habitat and may indirectly affect adjacent Deciduous Woodland. Development proposals <u>must seek to avoid, protect and enhance natural habitats and species,</u> and proposals should be subject to careful design and layout, <u>which demonstrates how to avoid the loss of or any adverse impacts on</u> the Priority Habitat <u>have been minimised.</u> They and should also identify opportunities to provide compensatory <u>Biodiversity Action Plan (BAP) habitat</u> within the site, if required. <u>Proposals should demonstrate that the potential for direct and indirect impacts on these sites of ecological importance has been assessed through a full survey and site assessment.</u> Where adverse impacts of development proposals on the Priority Habitat and Deciduous Woodland are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.”</p>
		To reflect splitting of employment allocation and designation.	<p>Amend section under ‘Infrastructure’ as follows: “A new vehicular access will need to be created for entry and exit from the site. This must be provided from Langston Road to service the proposed development. The <u>new access will require third-party land which is outside the boundary of the site allocation,</u> through third party land in between the existing development to the north west of the site. <u>Access from Chigwell Lane would not provide a safe access point.”</u></p>
MM146	Jessel Green Masterplan Page 69	To reflect the Inspector’s Interim findings (ED98).	<p>Remove Jessel Green Masterplan from Part Two (includes removal of site map and site information)</p>

Waltham Abbey Sites – New Section A (formerly pages 72-78, 84-85 & 87-89)			
MM147	Waltham Abbey Introductory pages Page 70-71	Reasons for changes outlined below	Removal of site allocations WAL.R7 & WAL.E7 from settlement map, amend to WAL.R5 site boundary, and splitting of employment allocation WAL.E6 to WAL.E6A & WAL.E6B. Amend symbology of WAL.E8 on map to show as an employment allocation.
MM148	WAL.R4 Page 73	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove ‘Ecology’ section as follows: “Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
		To acknowledge that the Conservation Area is on the National Heritage at Risk Register (Matter 15 Hearing Statement)	Amend section under ‘Heritage’ as follows: “ <u>This site is adjacent to the Waltham Abbey Conservation Area, which is on the National Heritage at Risk Register. Development proposals should preserve or enhance the setting of the Conservation Area, including views into and out of it. Development proposals should</u> In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impacts on the Conservation Area.”
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘On-Site Constraints’ as follows: “Vehicular access to the site should be limited to the existing access from King George Road. Development proposals should consider <u>demonstrate that they have assessed the need to upgrade for this existing access to be upgraded. in order</u> This is to ensure a safe access point <u>is provided</u> which has sufficient capacity for the development it serves. <u>If necessary, any planning application should incorporate details of any upgrades required to the access.</u> ”

MM149	WAL.R5 Page 74-75	To reflect amended site boundary (Matter 15 Hearing Statement)	Amend site details as follows: “Size (Ha): 0.51 <u>0.44</u> Indicative Development Area (Ha): 0.41 <u>0.40</u> Approximate Net Capacity (Dwellings): 67 <u>53</u> ”
		Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section under ‘Ecology’ as follows: “ Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England. ”
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘Ecology’ as follows: “ Development of this site may indirectly affect the following sites of ecological importance: Cornmill Stream and Old River Lea Site of Special Scientific Interest (SSSI), a nearby Deciduous Woodland Priority Habitat and Priority Habitats with no main features. Development proposals should demonstrate that they have assessed any impacts of the proposal on these sites of ecological importance in accordance with the requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Deciduous Woodland Priority Habitat and Priority Habitats with no main features the sites of ecological importance; take account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan). where such adverse impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1. ”
		To address concerns raised by Natural England.	Additional section under ‘Ecology’ as follows: “ [...] Consultation should be undertaken with Natural England to assess the impacts of development with respect to the Cornmill Stream and Old River Lea SSSI. Development proposals should make provision for any avoidance and mitigation measures to address any impacts on this nationally important habitat. ”
		Review and update of requirements in response to commitment made	Amend section under ‘Design’ as follows: “ Development proposals should <u>must</u> incorporate on-site community centre provision at ground floor level.”

		during hearing sessions to generally review text.	
		To align with MM to Policy DM 9 which makes clear the thresholds for the use of the Quality Review Panel (Discussed during Hearing Session.)	New section under 'Design' as follows: <u>"Development proposals for this site should be considered and informed by the Quality Review Panel."</u>
		To acknowledge that the Conservation Area is on the National Heritage at Risk Register (Matter 15 Hearing Statement).	Amend section under 'Heritage' as follows: <u>"The site is adjacent to the Waltham Abbey Conservation Area, which is on the National Heritage at Risk Register. Development proposals should preserve or enhance the setting including views into and out of the Conservation Area."</u>
		To provide clarity in respect of parking requirements (Matter 15 Hearing Statement).	New section under 'Infrastructure' as follows: <u>"The site is identified as being within Waltham Abbey District Centre which is considered a sustainable location with good public transport accessibility. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:</u> <ul style="list-style-type: none"> i) <u>limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;</u> ii) <u>on-site provision for car clubs/car sharing or pooling arrangements; and</u> iii) <u>providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals."</u>
MM150	WAL.R6	Requirement regarding financial contribution is	Remove section on 'Ecology' as follows:

	Page 77	<p>deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.</p> <p>To align with MM to Policy DM 9 which makes clear the thresholds for the use of the Quality Review Panel (Discussed during Hearing Session.) and clarify that this site falls within those defined as “smaller schemes which are complex or locally sensitive may also be appropriate for review”.</p>	<p>“Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”</p> <p>Add new ‘Design’ section as follows: <u>“Development proposals for this site should be considered and informed by the Quality Review Panel.”</u></p>
MM151	WAL.R7 Page 78	Proposed for deletion since site has been built out	WAL.R7 site allocation to be deleted (includes removal of site in Waltham Abbey settlement map, site map, site information)
MM152	WAL.E6 modified to be WAL.E6A and WAL.E6B Page 84-85	To reflect splitting of employment allocation and designation.	<p>Amend site name as follows: “WAL.E6A <u>Land adjacent to Galley Hill Road Industrial Estate</u>”</p> <p>Amend map to outline allocation WAL.E6A</p> <p>Amend site size (ha) as follows: “3.94 <u>1.28</u>”</p> <p>Amend site description as follows:</p>

			<p>“The site comprises two parts: existing industrial uses to the south; and greenfield land for the expansion of the industrial estate to the north. It is bounded by industrial uses to the nNorth, Galley Hill Road to the wWest, industrial uses glasshouses to the sSouth and agricultural land to the eEast. Further details on the employment designation for site WAL.E6B can be found in Section B.”</p> <p>Amend general text as follows: “In accordance with Policy P 3, development proposals which relate to the land to the north of the employment allocation identified for expansion should accord with the following development requirements.”</p>
		To align with MM to Policy DM 9 which makes clear the thresholds for the use of the Quality Review Panel (Discussed during Hearing Session.)	<p>New ‘Design’ section as follows: <u>“Development proposals for this site should be considered and informed by the Quality Review Panel.”</u></p>
		To reflect splitting of employment allocation and designation.	<p>Amend under ‘Green Belt Boundary’ as follows: “An existing feature in the landscape should be used as the new defensible boundary to the Green Belt along the eEastern edge of the <u>site expansion</u> area. As part of the development proposals the existing feature along the eEastern edge of the site will need to be strengthened.”</p>
MM153	WAL.E8 Page 88	To reflect splitting of employment allocation and designation.	Amend symbology of WAL.E8 on map to show as an employment allocation
		Review and update of requirements in response to commitment made	<p>Amend under ‘On-site Constraints’ as follows: “A High Pressure Gas Pipeline runs adjacent to the eEastern edge of the site. As a result, part of the Middle Zone overlaps the site. High Pressure Gas Pipelines are identified by the Health and Safety Executive (HSE) as Major Accident Hazard Pipelines. Development proposals should be subject to careful design and layout and</p>

		<p>during hearing sessions to generally review text.</p>	<p>ensure that <u>no permanent structures are built over or under this pipeline. Careful consideration should be given to the design and layout of the proposals and if sensitive Land Use Types are proposed they should accord with the requirements set out in the HSE's Land Use Planning Methodology.</u>"</p>
		<p>Review and update of requirements in response to commitment made during hearing sessions to generally review text.</p>	<p>Amend under 'Infrastructure' as follows: "Development proposals for 10 hectares of employment land could potentially <u>are likely to generate a significant numbers of vehicular movements from vehicles associated with the operation of the site as well as from employees and visitors. A Transport Statement or Transport Assessment and Travel Plan will be required to accompany any planning application. The Travel Plan should include explore opportunities to improve public transport at to the site. Should development proposals generate a significant number of heavy goods vehicle movements a Routing Management Plan will also be required.</u></p> <p>These documents should assess the potential transport impacts of the development proposals and, where necessary, identify mitigation measures to avoid unacceptable or severe impacts on the road network. <u>Development proposals are also likely to generate a significant number of heavy goods vehicle (HGV) movements. Should Consequently, any planning application will need to be supported by a Routing Management Plan be required, this</u> which should demonstrate <u>how HGVs will be managed to:</u></p> <ul style="list-style-type: none"> i) <u>avoid unacceptable impacts on highway safety or severe residual cumulative impacts on the road network;</u> ii) <u>ensure that no material harm would be caused to the living conditions amenity of local existing residents including at the Beechfield Walk/Lodge Lane development; and</u> iii) <u>avoid any adverse impact on the integrity of the Epping Forest Special Area of Conservation. As part of the Routing Management Plan the need to restrict the hours of operation for heavy goods vehicles to avoid the critical peak network periods should be considered.</u> <p>As part of any planning application, the Council requires the following matters to be addressed:</p> <ul style="list-style-type: none"> i) <u>the extent of contributions to be made for improvement works to Junction 26 of the M25/Southern roundabout with A121 Honey Lane/Dowding Way or other local and strategic highway improvement schemes as appropriate; and</u>

			ii) the provision/enabling of a section of a new cycle route from Waltham Abbey to Sewardstone along the A112 as identified in the Epping Cycle Action Plan <u>and a connection from the site to Roundhills over the M25.</u> ”
MM154	Waltham Abbey North Page 89	Masterplan maps moved to relevant Places Policies in Chapter 5.	Move Waltham Abbey North Masterplan site map from Part Two to Policy P3 Waltham Abbey removing site information box so format consistent with existing Masterplan Area maps in Part One of the Plan
Ongar Sites – New Section A (formerly pages 92-101 & 106-108)			
	Ongar introductory pages Page 90-91	Reasons for changes outlined below	No Main Modifications to settlement map
MM155	ONG.R3 Page 93	Proposed MM arose through a review of site requirements to ensure they had been consistently applied across all sites. It was identified as an omission and therefore it is proposed to be added to ensure consistency across Part Two.	New section under ‘On-site constraints’ as follows: <u>“There is an existing Public Right of Way to the Western boundary of the site which connects Moreton Road with the wider footpath network to the North. Development proposals should include a direct connection to this Public Right of Way from the Western boundary of the site for pedestrians to provide a walking link to Moreton Road. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.”</u>
MM156	ONG.R4 Page 95	To reflect the MM required to Policy DM 7, ensure consistency across all relevant site	Amend section under ‘Heritage’ as follows: <u>“Development of the site may impact upon the setting of the Grade II listed Wantz Farmhouse, located to the South of the site. Development proposals, in particular relating to the South Western part of the site, which that may affect the setting of this heritage asset should sustain or preserve and wherever possible enhance the asset's its significance, having regard to its including the contribution made by its setting.</u>

		allocations and to improve clarity.	<p>Development proposals, in particular relating to the western part of the site, should preserve the special architectural or historic interest, character, appearance and the contribution made by of this Listed Building and its setting. Development proposals should incorporate adequate including through appropriate layout, high quality design/materials, and screening between the new development and the heritage asset.</p> <p>This site is adjacent to the Great Stony School Conservation Area, which is located to the sSouth, to the opposite side of Chelmsford Road. Development proposals relating to the sSouthern part of the site should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area.</p>
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend section under ‘On-site Constraints’ as follows: “Development proposals should create a A new vehicular access will need to be created for entry to and exit from the site. This must be provided from High Ongar Road. This is to ensure a safe access point is provided which has sufficient capacity for the development it serves.”</p>
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend sections under ‘Infrastructure’ as follows: “Through implementation of the mMovement sStrategy, the Council, (Essex County Council) and the site promoters should work collaboratively and proactively to ensure that any on-site and off-site infrastructure is provided, subject to viability considerations, ahead of or in tandem with the development it supports. This is to mitigate any impacts of the development proposal, meet the needs of new/existing residents and establish sustainable movement patterns.”</p>
MM157	ONG.R5 Page 98	An omission was made regarding the TPO layers used to identify the sites for which the TPO requirement should be applied. This insertion is to correct	<p>New section on ‘Trees’ as follows: “There is a tree within the site which is protected by a Tree Preservation Order, and there is an Ancient and Veteran tree on the North Eastern boundary of the site which is also protected by a Tree Preservation Order. These trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include providing an appropriate buffer zone around the trees or incorporating them within on-site open or amenity space.”</p>

		<p>this oversight and ensure consistency across Part Two. Further wording updates are proposed to correct previous error.</p>	
		<p>To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.</p>	<p>Amend section under ‘Heritage’ as follows: “Development of the site may impact upon the setting of the Grade II listed The Rectory, located to the West of the site. Development pProposals which that may affect the setting of this heritage asset should sustain or <u>preserve and wherever possible</u> enhance the asset's its significance, <u>having regard to its including the contribution made by its setting.</u> Development proposals should preserve the special architectural or historic interest, <u>character, appearance and the contribution made by</u> of this Listed Building and its setting. including through high quality design/materials.””</p>
MM158	ONG.R6 Page 100	<p>Review and update of requirements in response to commitment made during hearing sessions to generally review text.</p>	<p>Amend section under ‘Ecology’ as follows: “Development of this site may indirectly affect a nearby Wood Pasture and Parkland Priority Habitat. Development proposals should take <u>demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Woodland Pasture and Parkland Priority Habitat; account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan)- where such impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.”</u></p>
		<p>To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.</p>	<p>Amend section under ‘Heritage’ as follows: “Development of the site may impact upon the settings of the Grade II* listed Marden Ash House and Grade II listed Dyers, located to the West and North of the site. Development pProposals which that may affect the setting of this heritage asset should sustain or <u>preserve and wherever possible</u> enhance the asset's its significance, <u>having regard to its including the contribution made by its setting.</u> Development proposals should preserve the special architectural or historic interest, <u>character, appearance and the contribution made by</u> of this Listed Building and its setting. including through high quality design/materials.””</p>

MM159	ONG.R7 Page 102	In recognition of the presence of other trees on the site (ED60).	New section under 'Trees' as follows: " <u>Development proposals should take into consideration the amenity provided by the existing trees and hedgerows on the site. They should seek to minimise their loss including through sensitive layout.</u> "
		To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	Amend section under 'Heritage' as follows: " Development of the site may impact upon the settings of the Grade II* listed Marden Ash House and Grade II listed Dyers, located to the West of the site. Development proposals which that may affect the setting of these heritage assets should sustain or preserve and wherever possible enhance the assets' its significance, having regard to their including the contribution made by its setting. Development proposals should preserve the special architectural or historic interest, character, appearance and the contribution made by of this Listed Building and its their settings., including through high-quality design/materials. "
MM160	ONG.R8 Page 104	To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	Amend section under 'Heritage' as follows: " Development of the site may directly impact upon the locally listed The Stag Public House, located on the site. The Council requires development proposals to preserve the special architectural or historic interest of this Locally Listed Building on site through its retention and sensitive conversion. Development pProposals for new development which that may affect the setting of thise heritage asset building should sustain preserve and wherever possible, or enhance the asset's its significance, having regard to its special architectural or historic interest, character, appearance and including the contribution made by its setting., through appropriate layout and high quality design/materials. "
MM161	West Ongar Concept Framework Plan	Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend sections under 'Design' as follows: "vi) the on-site and off-site infrastructure required to support the development proposals and how, subject to viability considerations, this will be provided ahead of or in tandem with the development it supports."

Page 106-108	To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	<p>Amend section under ‘Heritage’ as follows:</p> <p>“Development of the area may impact upon the setting of the Grade II listed Bowes Farm Lodge and outbuilding, and locally listed Bowes House, both of which are located to the eEast of the aArea. Development pProposals which that may affect the settings of these heritage assets should <u>sustain preserve or wherever possible</u>, or enhance the <u>assets’ their</u> significance, <u>having regard to their special architectural or historic interest, character, appearance and including</u> the contribution made by their settings. Development proposals relating to the north-eastern part of the Concept Framework Plan Area should preserve the special architectural or historic interest of these Listed Buildings and their settings, including through appropriate layout and high quality design/materials.</p> <p>The Area is adjacent to the Great Stony School Conservation Area, which is located to the eEast, to the opposite side of High Street. Development proposals relating to the eEastern part of the site should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should <u>In doing so,</u> <u>consideration should be given to</u> layout, development form, density, height, scale, massing and materials, <u>in order to mitigate any impact on the Conservation Area.”</u></p>
	Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend section under ‘On-site Constraints’ as follows:</p> <p>“The sites have potential site access constraints <u>due to their proximity to the Four Wantz roundabout</u>. Vehicular access must be limited to a single access point for the two sites <u>to ensure safe access to the sites from the highway network, and to remove the opportunity for rat-running</u>. The Council’s preference is for vehicular access to the Area to be from the High Street subject to the Concept Framework Plan, and any development proposals planning applications <u>must</u> identifying an acceptable solution in relation to the Tree Preservation Order trees which are located along the eEastern edge of site ONG.R2 <u>which are protected by Tree Preservation Orders</u>. Should this not be possible, opportunities to provide vehicular access to the Area from Epping Road (A414) should be explored, including through the potential to upgrade the existing access point.”</p>
	Review and update of requirements in response to commitment made	<p>Amend section under ‘Infrastructure’ as follows:</p> <p>“Through implementation of the mMovement sStrategy, the Council, (Essex County Council) and the site promoters should work collaboratively and proactively to ensure that any on-site and off-site infrastructure is provided, subject to viability considerations,</p>

		during hearing sessions to generally review text.	ahead of or in tandem with the development it supports. <u>This is to mitigate any impacts of the development proposal, meets the needs of new/existing residents and establish sustainable movement patterns.</u>
Buckhurst Hill – New Section A (formerly pages 111-116)			
	Buckhurst Hill introductory pages Page 109-110	Reasons for changes outlined below	No Main Modifications to settlement map
MM162	BUCK.R1 Page 112	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Amend header and section under ‘Ecology’ as follows: "Ecology and Trees" Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.
		To address Action 25 in Inspector’s Interim Advice (ED98).	Amend section under ‘Ecology and Trees’ as follows: “Development of this site may indirectly affect the adjacent Linder’s Fields Local Nature Reserve and Local Wildlife Site. Development proposals should be subject to <u>must demonstrate that the natural habitat, and the special character and tranquillity of Linder’s Field will be protected or enhanced through careful design and layout and, where appropriate incorporate an ecological buffer.</u> to protect the identified ecological sites. ”
		Proposed MM arose through a review of site requirements to ensure they had been consistently applied across all sites. It was identified as an	Amend section under ‘Ecology and Trees’ as follows: “ <u>There is a tree in the South Western corner of the site which is protected by a Tree Preservation Order. The tree should be incorporated into the development proposals to avoid the loss of, or damage to it. This could include providing an appropriate buffer zone around the tree or incorporating it within on-site open or amenity space.</u> ”

		omission and therefore it is proposed to be added to ensure consistency across Part Two.	
		To address Action 25 in Inspector's Interim Advice. To provide clarification (Matter 15 Hearing Statement).	Amend section under 'Design' as follows: <u>"The site is located in an area where the prevailing character is large detached dwellings, mature boundary hedges and planting, and an undulating topography. Any development proposals will be required to demonstrate how they will maintain or make a positive contribution to the character of the area and the street scene at Powell Road and Roebuck Lane."</u>
		To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	Amend section under 'Heritage' as follows: <u>"Development of the site may directly impact upon the locally listed 1 Powell Road, located on the site. The Council requires development proposals to preserve the special architectural or historic interest of this Locally Listed Building on site through its retention and sensitive conversion. Development pProposals for new development which that may affect the setting of this the heritage asset building should preserve and wherever possible, sustain or enhance the asset's its significance, having regard to its special architectural or historic interest, character, appearance and including the contribution made by its setting. Development proposals should incorporate adequate, including through layout, high quality design/materials and/or screening between the new development and the heritage asset."</u>
		To ensure the Plan reflects the Council's evidence base (Matter 15 Hearing Statement).	Amend section under 'Green Belt Boundary' as follows: <u>"As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the eEastern edge of the site. The existing features to the Northern boundary will also need to be strengthened."</u>
MM163	BUCK.R2 Page 114	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is	Remove section on 'Ecology' as follows: <u>"Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of</u>

		adequately reflected in Policy DM2.	Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England."
		Proposed MM arose through a review of site requirements to ensure they had been consistently applied across all sites. It was identified as an omission and therefore it is proposed to be added to ensure consistency across Part Two.	New section under 'On-site Constraints' <u>"There is an existing Public Right of Way to the South of the site which connects Forest Edge to Buckhurst Way across the London Underground railway. Development proposals should include a direct connection to this Public Right of Way from the site for pedestrians. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users."</u>
		To recognise the importance of ensuring short term disruption to commuter parking during the construction period is minimised (Matter 5 Hearing Statement)	Amend section under 'Infrastructure' as follows: <u>"Development proposals should demonstrate how disruption to commuter parking during the construction phase will be minimised. This should be demonstrated through the submission of a Construction Management Statements in accordance with Part D of Policy DM21."</u>
MM164	BUCK.R3 Page 116	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section on 'Ecology' as follows: <u>"Ecology</u> Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England."

		To clarify the re-provision of existing homes.	Amend section under ‘Design’ as follows: “In addition to providing approximately 15 new homes, d Development proposals will be required to should incorporate re-provision of 24 homes and replacement local retail uses provision as part of the development with a frontage at on the ground floor level which relates positively to Lower Queens Road of the development . Any planning application should demonstrate how such retail uses floorspace will be serviced.”
		To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	Amend section under ‘Heritage’ as follows: “Development of the site may impact upon the setting of Grade II listed War Memorial located opposite the site on Albert Road. Development p Proposals which that may affect the setting of this heritage asset should sustain or preserve or wherever possible, enhance the asset's its significance, having regard to its including the contribution made by its setting. Development proposals should preserve the special architectural or historic interest, character, appearance and the contribution made by of this Listed Building and its setting., including through appropriate layout and high quality design/materials. ”
North Weald Bassett Sites – New Section A (formerly pages 122-123)			
MM165	North Weald Bassett introductory pages Page 117-118	Following the moving of Masterplan maps to relevant Place Policies in Chapter 5, North Weald Bassett comprises designations only (see Section B)	Remove as there are no site specific pages for Section A.
MM166	North Weald Airfield Masterplan Page 122	Masterplan maps moved to relevant Places Policies in Chapter 5.	Move North Weald Airfield Masterplan site map from Part Two to Policy P6 North Weald Bassett removing site information box so format consistent with existing Masterplan Area maps in Part One of the Plan
MM167	North Weald Bassett Masterplan	Masterplan maps moved to relevant	Move North Weald Bassett Masterplan site map from Part Two to Policy P6 North Weald Bassett removing site information box so format consistent with existing

	Page 123	Places Policies in Chapter 5.	Masterplan Area maps in Part One of the Plan and ensure symbology for NWB.T1 shows red hatching
Chigwell Sites – New Section A (formerly pages 126-143)			
MM168	Chigwell introductory pages Page 124-125	Reasons for changes outlined below	Removal of site allocations CHIG.R1, CHIG.R2, CHIG.R3, CHIG.R6, CHIG.R7 and Limes Farm Masterplan Area allocation
MM169	CHIG.R1 Page 126	Proposed for deletion since site has been built out	Removed as a site allocation (includes removal of site in Chigwell settlement map, site map, site information)
MM170	CHIG.R2 Page 127	Proposed for deletion since site has been built out	Removed as a site allocation (includes removal of site in Chigwell settlement map, site map, site information)
MM171	CHIG.R3 Page 128	Proposed for deletion since site has been built out	Removed as a site allocation (includes removal of site in Chigwell settlement map, site map, site information)
MM172	CHIG.R4 Page 130	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section under ‘Ecology’ as follows: “Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘Ecology’ as follows: “Development of this site is likely to directly <u>may indirectly</u> affect a Priority Habitat. Development proposals should be subject to careful design and layout to avoid the loss of the Priority Habitat. <u>demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with the requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse</u>

			<p>impact on the Priority Habitat; where such adverse impacts of development proposals on the Priority Habitat are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.</p>
		<p>Review and update of requirements in response to commitment made during hearing sessions to generally review text.</p>	<p>Amend section under ‘Design’ as follows: “The approximate net capacity for this site is provided under the assumption that development proposals will be for specialist housing reflects that it has been allocated for the provision of specialist housing and relates to specialist care or supported housing units rather than self-contained homes. Should development proposals for this site deviate from this assumption, prior to the submission of any planning application, the applicant should agree a revised capacity with the Council which more appropriately reflects the proposed use.”</p>
MM173	CHIG.R5 Page 132	<p>Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.</p>	<p>Remove section on ‘Ecology’ as follows: “Ecology Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”</p>
		<p>To align with MM to Policy DM 9 which makes clear the thresholds for the use of the Quality Review Panel (Discussed during Hearing Session.)</p>	<p>New section for ‘Design’ as follows: <u>“Development proposals for this site should be considered and informed by the Quality Review Panel.”</u></p>
		<p>To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.</p>	<p>Amend section under ‘Heritage’ as follows: “Development of the site may impact upon the setting of the Grade II listed Great West Hatch and Little West Hatch, located to the sSouth of the site. Development pProposals which that may affect the settings of these heritage assets should sustain preserve or wherever possible, or enhance the assets’ their significance, having regard to their Development proposals should preserve the special architectural or historic interest,</p>

			character, appearance and the contribution made by of these Listed Buildings and their settings. Through high quality design/materials.
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend under ‘On-site Constraints’ as follows: “The site has potential access constraints. There is currently a single vehicular access from the High Road to service the proposed development and the adjacent existing agricultural nursery. Development proposals should assess the need to improve the existing shared single vehicular access or create a new vehicular access for the development. Development proposals should demonstrate that access for the adjacent agricultural nursery from the High Road will be maintained, and how any access arrangements to serve the residential development will interact with the access for the agricultural nursery. Any new vehicular access for this site should be designed to minimise traffic impacts on the High Road and to ensure a safe access point is provided which has sufficient capacity for the development it serves. Consider the need to ensure safe access to the site which has sufficient capacity for the development it serves, ensuring third-party access rights for existing residents and users of the wider site are maintained.”
MM174	CHIG.R7 Page 133	To reflect the Inspector’s Interim findings (ED98)	Removed as a site allocation (includes removal of site in Chigwell settlement map, site map, site information and site requirements)
MM175	CHIG.R8 Page 136	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section on ‘Ecology’ as follows: “Ecology Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
		To accurately reflect the conclusions of recent appeal decision (ref: APP/J1535/W/16/3162)	Remove section on ‘On-Site Constraints’ as follows: “On-site Constraints The site has potential access constraints. As a result of the proximity of the site to the Manor Road/Fencepiece Road/Hainault Road crossroads, vehicular access to the site should be limited to Manor Road. Development proposals should consider the potential for the existing driveway onto Manor Road to be upgraded/widened as part of the

		357) (Matter 15 Hearing Statement)	development in order to ensure a safe access point which has sufficient capacity for the development it serves.”
MM176	CHIG.R9 Page 138	Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘Ecology’ as follows: “Development of <u>this</u> site may indirectly affect a nearby Wood Pasture and Parkland Priority Habitat. Development proposals should take <u>demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Woodland Pasture and Parkland Priority Habitat; account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan).</u> Where such impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.”
		To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	Amend section under ‘Heritage’ as follows: “Development of the site may directly impact upon the Grade II* listed Grange Court, <u>located on the site</u> . The Council requires development proposals to preserve the special architectural or historic interest of this Listed Building through its retention and sensitive conversion. Development p Proposals for new development, which that may affect the setting of this <u>heritage asset building, should be limited to a small scale and sympathetic extension to the rear of the existing building. New development should preserve and wherever possible, sustain or enhance the asset’s significance having regard to its special architectural or historic interest, character, appearance and of the Listed Building, including the contribution made by its setting. Development proposals should be limited to a small-scale and sympathetic extension to the rear of the existing building., through appropriate internal layout and high quality design/materials This <u>site</u> is located within the Chigwell Village Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. This includes any alterations required to facilitate conversion of the existing building and/or any extension to the rear. <u>In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area. An assessment of the significance of existing buildings, their contribution and the key</u></u>

			characteristics of the Conservation Area should be undertaken to inform the development proposals.”
MM177	CHIG.R10 Page 140	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section on ‘Ecology’ as follows: “ Ecology “Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.””
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend under ‘On-site Constraints’ as follows: “A High Pressure Gas Pipeline runs through the nNorthern part of the site. As a result, parts of the Inner and Middle <u>Consultation</u> Zones overlap the site. High Pressure Gas Pipelines are identified by the Health and Safety Executive (HSE) as Major Accident Hazard Pipelines. Development proposals should <u>ensure that no permanent structures are built over or under this pipeline</u> . Careful consideration should be given to the be <u>subject to careful design and layout of development proposals and and if ensure that</u> where sensitive Land Use Types are proposed, they <u>should</u> accord with the requirements set out in the HSE’s Land Use Planning Methodology.”
MM178	CHIG.R11 Page 141-142	To reflect the planning permission that has been granted on site (Discussed during Hearing Session).	Amend under ‘Approximate Net Capacity (Dwellings)’ as follows: “ 711 ”
		Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section under ‘Ecology and Trees’ as follows: “ Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.” ”
		To accurately reflect the conclusions of	Amend under ‘On-site Constraints’ as follows:

		recent appeal decision (ref: APP/J1535/W/17/3190 595	“The site has access constraints. Development proposals should assess whether the current access to the residential property would provide a safe access point which has sufficient capacity to serve the proposed residential development. This includes ensuring that appropriate visibility splays can be accommodated within any exiting or proposed access point.”
MM179	Limes Farm Masterplan Page 143	To reflect the Inspector’s Interim findings (ED98).	Remove Limes Farm Masterplan from Part Two (includes removal of site map and site information).
Theydon Bois Sites – New Section A (formerly pages 146-150)			
	Theydon Bois introductory pages Page 144-145	Reasons for changes outlined below	No Main Modifications to settlement map
MM180	THYB.R1 Page 147	To reflect the MM required to Policy DM 15 (In response to concerns raised by ECC (ED10A))	Amend section under ‘Flood Risk’ as follows: “This site has been identified as being at risk of surface water flooding. The design and layout of any development proposals should reduce the vulnerability and consequences of surface water flooding to the site and its surroundings. <u>In order to achieve this, development proposals should incorporate appropriate surface water drainage measures having regard to the Environment Agency Risk of Flooding from Surface Water Maps (RoFSW) in order to achieve this.”</u>
		Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section under ‘Ecology’ as follows: “Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
		To recognise the importance of the	New section on ‘Trees’ as follows:

		<p>existing trees and hedgerows to the north and west of the site and the brook along the northern boundary (Matter 15 Hearing Statement).</p>	<p><u>Trees</u></p> <p><u>Development proposals should take into consideration the visual amenity provided by the existing trees and hedgerow to the wWest and nNorth of the site, as well as the brook to the nNorth. Proposals should seek to minimise any loss through a sensitive approach to the design and layout of any scheme.</u></p>
		<p>To provide consistency with other site requirements (Discussed during Hearing Session).</p>	<p>New section on ‘Landscape Character’ as follows:</p> <p><u>Landscape Character</u></p> <p><u>“Development proposals should be carefully designed to minimise harm to the wider landscape taking into account the development’s setting and the local landscape character. The design should minimise the impact on the landscape character by considering factors including layout, materials and external finishes.”</u></p>
		<p>To allow flexibility (Discussed during Hearing Session).</p>	<p>Amend section under ‘On-site Constraints’ as follows:</p> <p>“The site includes an existing permissive path, which runs from the sSouth wWest corner to the nNorthern boundary of the site. Subject to discussions with Epping Forest District Council who granted the right for the permissive path, development proposals should seek to integrate it <u>the existing path or an alternative path</u> within the development layout and maintain and where possible improve connectivity to the wider Public Rights of Way network.”</p>
		<p>To refer to the need for future proposals to incorporate suitable access arrangements to facilitate the maintenance of the adjacent London Underground Central Line (Matter 15 Hearing Statement).</p>	<p>New section under ‘Infrastructure’ as follows:</p> <p><u>“The site is located adjacent to the London Underground Central line. Any future development proposals for the site will need to incorporate suitable access arrangements to enable the continued maintenance of the railway.”</u></p>

MM181	THYB.R2 Page 149	To reflect the MM required to Policy DM 15 (In response to concerns raised by ECC (ED10A)).	Amend section under ‘Flood Risk’ as follows: “[...] <u>Any development proposals should incorporate appropriate surface water drainage measures having regard to the Environment Agency Risk of Flooding from Surface Water Maps (RoFSW).</u> ”
		Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section under ‘Ecology’ as follows: “ Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England. ”
		To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	Amend section under ‘Heritage’ as follows: “ Development of the site may impact upon the setting of the Grade II listed Bull Public House, which lies to the west of the site. Development proposals which that may affect the setting of this heritage asset Listed Building should sustain or preserve or wherever possible, enhance the asset's its significance, having regard to its including the contribution made by its setting. Development proposals should preserve the special architectural or historic interest, character, appearance and the contribution made by its setting of this Listed Building through appropriate layout and high quality design/materials. ”
		To recognise the importance of ensuring short term disruption to commuter parking during the construction period is minimised (Matter 5 Hearing Statement).	New section under ‘Infrastructure’ as follows: “ <u>Development proposals should demonstrate how disruption to commuter parking during the construction phase will be minimised. This should be demonstrated through the submission of a Construction Management Statement in accordance with Part D of Policy DM21.</u> ”
MM182	THYB.R3	Requirement regarding financial contribution is deleted from Part Two	Remove section on ‘Ecology’ as follows: “ Ecology ”

	Page 151	of the Plan as this is adequately reflected in Policy DM2.	Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
		To ensure development proposals are of a sensitive design recognising the prominent location of the site (Matter 15 Hearing Statement)	New section on ‘Design’ as follows: <u>“The prominent location of this site, which overlooks Theydon Green, and is located on a main route through the village is such that any development proposals will be required to make a positive contribution to the character of the area and/or amenity of nearby existing development. The design of any development proposals should therefore take a sensitive approach to the siting, design, layout, levels, density, height, scale, massing and materials.”</u>
		To recognise the importance of ensuring that development proposals preserve or enhance the setting of the Grade II Listed Building at Baldocks (Matter 15 Hearing Statement) To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	New section on ‘Heritage’ as follows: <u>“Development may impact upon the setting of the Grade II listed Baldocks, located to the North East of the site. Development proposals that may affect the setting of this heritage asset should preserve or wherever possible, enhance the asset’s significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting.”</u>
Roydon Sites – New Section A (formerly pages 154-161)			
MM183	Roydon introductory pages	Reasons for changes outlined below	Removal of site allocation ROYD.R3 from settlement map

	Page 152-153		
MM184	ROYD.R1 Page 155	To refer to the location of ROYD.R1 within Groundwater Source Protection Zone 1 (Matter 15 Hearing Statement).	New section on ‘Source Protection Zone’ as follows: <u>“The site is located within Source Protection Zone 1, corresponding to Roydon Pumping Station. Development proposals should demonstrate provision of adequate safeguards against possible contamination. This should be demonstrated through the submission of a Construction Management Statement in accordance with Part D of Policy DM21.”</u>
		To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	Amend under ‘Heritage’ section as follows: “Development of the site may impact upon the settings of nearby Grade II Listed Buildings on High Street and Harlow Road, including Old Post Office, The Forge, The Old Forge, House adjoining The Niche to the west, The Niche, Dowsetts House and Mead View. Development proposals which that may affect the settings of these heritage assets should sustain or preserve or wherever possible, enhance the assets’ their significance, having regard to their including the contribution made by their setting. Development proposals should preserve the special architectural or historic interest, character, appearance and the contribution made by of these Listed Buildings and their settings. , including through appropriate layout and high quality design/materials. This site is located within the Roydon Village Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. Development proposals should In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area. An assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area should be retained and reused.”
MM185	ROYD.R2 Page 156	To correct an error (Officer identified)	Amend under ‘Indicative Net Density (DpH)’ as follows: 18 <u>16</u>

		To refer to the location of ROYD.R2 within Groundwater Source Protection Zone 1 (Matter 15 Hearing Statement).	<p>New section on ‘Source Protection Zone’ as follows:</p> <p><u>“The site is located within Source Protection Zone 1, corresponding to Roydon Pumping Station. Development proposals should demonstrate provision of adequate safeguards against possible contamination. This should be demonstrated through the submission of a Construction Management Statement in accordance with Part D of Policy DM21.”</u></p>
MM186	ROYD.R3 Page 158	Allocation determined as not deliverable	Remove ROYD.R3 as site allocation (includes removal of site in Roydon settlement map, site map, site information and site specific policy requirements)
MM187	ROYD.R4 Page 161	Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend section under ‘Ecology and Trees’ as follows:</p> <p><u>“Development of this site may indirectly affect a nearby Wood Pasture and Parkland Priority Habitat located to the west of the site. Development proposals must seek to avoid, protect and enhance natural habitats and species, and proposals should be subject to demonstrate careful design and layout and, where appropriate, incorporate ecological buffers to protect the Priority Habitat. should demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with the requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Wood Pasture and Parkland Priority Habitat; where such impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.”</u></p>
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend section under ‘Settlement Character’ as follows:</p> <p><u>“Development of this site is likely has the potential to affect impact on the character of the settlement due to its location on the settlement edge and that the surrounding existing development is low density. Development proposals should demonstrate how they will protect and enhance the character of the area including through sensitive design and careful consideration of The design should take into consideration aspects including the layout and extent, development form, levels, density, height, scale, massing and materials of proposals.”</u></p>
Nazeing Sites – New Section A (formerly pages 164-165 & 172-173)			

MM188	Nazeing introductory pages Page 162-163	Reasons for changes outlined below	Amend to NAZE.E7 site boundary
MM189	NAZE.R2 Page 164-165	To reflect allocation is subject of a current planning application ref EPF/3059/18. Decision currently held in abeyance due to the current situation with Epping Forest Special Area of Conservation	Amend under ‘Approximate Net Capacity (Dwellings)’ as follows: “ 29 <u>25</u> ”
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend under ‘On-site Constraints’ as follows: “The site is has potential site access constraints. Development proposals should assess whether the current access to the Fencing Centre from Sedge Green Road would provide a safe access point which has sufficient capacity to serve the proposed residential development. <u>Should upgrades be required, development proposals should demonstrate how these will be delivered.</u> This includes ensuring that appropriate visibility splays can be accommodated within the exiting access point.
		To correct an error (ED61).	Amend under ‘Green Belt Boundary’ as follows: “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 n <u>N</u> orthern and s <u>S</u> outhern edges of the site. As part of the development proposals the existing features along the n <u>N</u> orthern and s <u>S</u> outhern edges of the site may need to be strengthened.”
MM190	NAZE.E7 Page 172	To reflect that planning permission has been granted for residential	Amend under ‘Size (Hectares)’ as follows: “ 0.63 <u>0.27</u> ”

		use on part of the site (ED83)	
MM191	South Nazeing Concept Framework Plan Page 174	To provide clarification and provide consistency between policies (ED61)	Amend section under ‘Flood Risk as follows: “ 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 Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change. ”
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘Ecology’ as follows: “Development of the Area may affect a Protected Species (Great Crested Newts) population. Development proposals should <u>demonstrate that they have assessed the impacts of the proposal on the Great Crested Newts, informed by a full survey and site assessment. Development proposals should demonstrate that they have sought to avoid any adverse impact on the Great Crested Newts or their habitat. be subject to careful design and layout to avoid the loss of Great Crested Newts or their habitat.</u> Where adverse impacts of development proposals on Great Crested Newts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.”
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘Design’ as follows: “vi) the on-site and off-site infrastructure required to support the development proposals and how, subject to viability considerations, this will be provided ahead of or in tandem with the development it supports.”
		To reflect the MM required to Policy DM 7, ensure consistency across all relevant site	Amend section under ‘Heritage’ as follows: “Development of the Area, particularly to the n North, may impact upon the setting of the Grade II listed Cutlands, <u>located to the North w</u> West of the site. Development p Proposals which <u>that</u> may affect the setting of this heritage asset should sustain or preserve or wherever possible, enhance <u>the asset's</u> its significance, <u>having regard to its including the contribution made by its setting.</u> Development proposals should preserve

		allocations and to improve clarity.	the special architectural or historic interest, character, appearance and the contribution made by of this Listed Building and its setting., including through appropriate layout and high quality design/materials.”
		To reflect safety issues rather than just connectivity issues (Discussed during Hearing Session).	Amend sections under ‘On-site Constraints’ as follows: “The number of vehicular access points onto St Leonards Road should be minimised. A co-ordinated approach to vehicular access onto St Leonards Road should be adopted across the Concept Framework Plan Area. The Concept Framework Plan should also demonstrate how vehicular, cyclist and pedestrian connectivity <u>and safety</u> will be maximised across and between the three site allocations. This includes exploring opportunities for <u>safe and convenient</u> cycling and pedestrian routes to access Nazeing Primary School from the s <u>South</u> .”
Thornwood Sites – New Section A (formerly pages 178-181)			
	Thornwood introductory pages Page 176-177	Reasons for changes outlined below	No Main Modifications to settlement map
MM192	THOR.R1 Page 179	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section on ‘Ecology’ as follows: “Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘Design’ as follows: “Development proposals should demonstrate that consideration has been given to take into consideration the biodiversity and amenity value provided by the Thornwood Allotments Nature Area Common adjacent to the site. Development proposals should must incorporate an ecological buffer along the s<u>Southern</u> edge of the site to mitigate potential impacts upon the Nature Area <u>Thornwood Common</u>.”

		To align with MM to Policy DM 9 which makes clear the thresholds for the use of the Quality Review Panel (Discussed during Hearing Session.)	New section under ‘Design’ as follows: <u>“Development proposals for this site should be considered and informed by the Quality Review Panel.”</u>
		To allow flexibility (Discussed during Hearing Session)	Amend section under ‘On-site Constraints’ as follows: “The site has potential access constraints. Development proposals should consider the need to widen and upgrade the existing access from High Street in order to ensure a safe access point which has sufficient capacity for the development it serves. The development should also connect into the existing road network to the south of the site from Brookfields. <u>Consideration should be given to the most appropriate access, including connectivity via Brookfields.”</u>
MM193	THOR.R2 Page 181	Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section under ‘Ecology and Trees’ as follows: “ Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England. ”
Coopersale Site– New Section A (formerly pages 188-189)			
	Coopersale introductory pages Page 186-187	Reasons for changes outlined below	No Main Modifications to settlement map
MM194	COOP.R1	Requirement regarding financial contribution is	Remove section on ‘Ecology’ as follows:

	Page 189	deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	“Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.”
Fyfield Sites – New Section A (formerly pages 190-191)			
	Fyfield introductory pages Page 190-191	Reasons for changes outlined below’	No Main Modifications to settlement map
MM195	FYF.R1 Page 193	To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	Amend section under ‘Heritage’ as follows: “Development of the site may impact upon the setting of the Grade II listed Mill Hatch, which is to the sSouth eEast of the site. Development pProposals which that may affect the setting of this heritage asset should sustain or preserve or wherever possible, enhance the asset’s its significance, having regard to its including the contribution made by its setting. Development proposals should preserve the special architectural or historic interest, character, appearance and the contribution made by of this Listed Building and its setting. Development proposals should incorporate adequate, including through appropriate layout, screening and high quality design/materials. between the new development and the heritage asset.”
High Ongar Site – New Section A (formerly pages 196-197)			
MM196	High Ongar introductory pages Page 194-195	Reasons for change outlined below	Amend to HONG.R1 site boundary

MM197	HONG.R1 Page 196-197	To reflect the area being promoted for development (Discussed during Hearing Session).	Amend boundary of HONG.R1
		To reflect the area being promoted for development (Discussed during Hearing Session) and address Action 29 of the Inspector's Interim Advice.	Amend under site details as follows: "Size (Ha): 0.32 <u>0.33</u> Indicative Development Area (Ha): 0.32 <u>0.33</u> "
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under 'On-site Constraints' as follows: <u>"Development proposals should create a new vehicular access will need to be created for entry to and exit from the site for the site from Millfield. This must be provided from Millfield. This is to ensure a safe access point is provided which has sufficient capacity for the development it serves."</u>
Lower Sheering Sites – New Section A (formerly pages 201-202)			
	Lower Sheering introductory pages Page 199-200	Reasons for change outlined below	No Main Modifications to settlement map
MM198	LSHR.R1	To reflect the MM required to Policy DM 15 (In response to	Amend section under 'Flood Risk' as follows:

	Page 202	concerns raised by ECC (ED10A)).	<u>“[...] In order to achieve this, dDevelopment proposals should incorporate appropriate surface water drainage measures having regard to the Environment Agency Risk of Flooding from Surface Water Maps (RoFSW) in order to achieve this.”</u>
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘Ecology’ as follows: <u>“Development of this site may indirectly affect the Deciduous Woodland Priority Habitat. Development proposals should demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with the requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Deciduous Woodland Priority Habitat. take account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan); where such adverse impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.”</u>
		To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity. To correct an error and to acknowledge that the Conservation Area is on the National Heritage at Risk Register (ED24/ED60).	Amend sections under ‘Heritage’ as follows: <u>“Development of the site may impact upon the setting of the Grade II Listed Little Hyde Hall, Grade II* Listed Lodges at the Southern entrance to the Park of Great Hyde Hall. Development pProposals which that may affect the setting of these heritage assets should sustain preserve or wherever possible, or enhance the assets’ its significance, having regard to theirincluding the contribution made by its setting. Development proposals should preserve the special architectural or historic interest, character, appearance and the contribution made by of this Listed Building and its their setting.; including through appropriate layout and high quality design/materials.</u> <u>The site is located adjacent to the Lower Sheering Conservation Area which is listed on the Heritage at Risk Register. Development proposals should preserve or enhance the setting, including views in and out of the Conservation Area. -Development proposals should In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area.”</u>
Moreton Site – New Section A (formerly pages 206-207)			

MM199	Moreton introductory pages Page 204-205	MORE.T1 has changed to RUR.T6 under Eastern Rural Sites	Remove Moreton section
MM200	MORE.T1 Page 206-207	For consistency with proposed amendment to Paragraph 5.158 (Discussed during Hearing Session)	MORE.T1 has changed to RUR.T6
Sheering Sites – New Section A (formerly pages 210-215)			
	Sheering introductory pages Page 208-209	Reasons for change outlined below	No Main Modifications to settlement map
MM201	SHR.R1 Page 211	To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	Amend section under ‘Heritage’ as follows: “Development of the site may impact upon the settings of the Grade II* listed Daubneys Farmhouse, Grade II listed Barn and listed buildings on The Street, located to the North and South of the site. Development proposals which that may affect the settings of these heritage assets should sustain or preserve or wherever possible , enhance <u>the assets’</u> their significance, <u>having regard to their including the contribution made by their settings.</u> Development proposals should preserve the special architectural or historic interest, character, appearance and the contribution made by <u>of these Listed Buildings and their settings.</u> , including through appropriate layout and high quality <u>design/materials.</u> ”
		Review and update of requirements in response to	Amend section under ‘On-site Constraints’ as follows: “ The site has potential site access constraints. Development proposals should <u>demonstrate that they have assessed the need to improve</u> consider the need to

		commitment made during hearing sessions to generally review text.	upgrade the existing unmade access to Daubneys Farm, in order This is to ensure a safe access point <u>is provided</u> which has sufficient capacity for the development it serves.”
MM202	SHR.R2 Page 213	Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘Ecology’ as follows: “Development of the site may indirectly affect the Deciduous Woodland Priority Habitat. Development proposals should <u>demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with the requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Deciduous Woodland Priority Habitat. take account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan);</u> Where such adverse impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1. ”
		To align with MM to Policy DM 9 which makes clear the thresholds for the use of the Quality Review Panel (Discussed during Hearing Session.)	Add section on ‘Design’ as follows: “ <u>Design</u> Development proposals for this site should be considered and informed by the Quality Review Panel.”
		To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	Amend section under ‘Heritage’ as follows: “Development of the site may impact upon the settings of the Grade II listed Chambers Farmhouse and a pump, located to the South of the site. Development proposals which <u>that</u> may affect the settings of these heritage assets should sustain or preserve or wherever possible, enhance the assets’ <u>their</u> significance, <u>having regard to their including the contribution made by their settings.</u> Development proposals should preserve the special architectural or historic interest, character, appearance and the contribution made by of these Listed Buildings and their settings., including through appropriate layout and high quality design/materials. ”
MM203	SHR.R3	To correct an error (ED60).	Remove section on ‘Heritage’ as follows: “ Heritage

	Page 215		Development of the site may impact upon the settings of the Grade II listed Chambers Farmhouse and a pump. Development proposals which may affect the settings of these heritage assets should sustain and enhance their significance including the contribution made by their settings. Development proposals should preserve the special architectural or historic interest of these Listed Buildings and their settings, including through high quality design/materials.”
		Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘On-site Constraints’ as follows: “The site includes an existing Public Right of Way, <u>at the access point with Primley Lane which connects Primley Lane with the wider footpath network to the West, North and eEast. This connection should be retained as part of the development and be</u> Development proposals should seek to integrated the Public Right of Way within the development layout, and maintain and w Where possible, <u>development proposal should seek to improve connectivity with the wider network.</u> Development proposals should, and where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.”
Stapleford Abbots Sites – New Section A (formerly pages 218-221)			
MM204	Stapleford Abbots introductory pages Page 216-217	Reasons for changes outlined below	Removal of site allocations STAP.R2 & STAP.R3 from settlement map
MM205	STAP.R1 Page 219	To recognise the access constraint for the site (ED60).	New section on ‘On-site Constraints’ as follows: “The site is identified as having potential access constraints. <u>Development proposals should consider the need to ensure a safe access point which has sufficient capacity for the development it serves. This includes ensuring that appropriate visibility splays can be accommodated within any proposed access point. The access point should also be sited in a way which enables safe use of the new access point into the site and of the existing junction between Tysea Hill and Oak Hill Road.</u> ”

MM206	STAP.R2 Page 220	Proposed for deletion since site has been built out	Remove STAP.R2 as site allocation (includes removal of site in Stapleford Abbots settlement map, site map and site information)
MM207	STAP.R3 Page 221	Proposed for deletion since site has been built out	Remove STAP.R3 as site allocation (includes removal of site in Stapleford Abbots settlement map, site map and site information)
Eastern Rural Sites – New Section A (formerly pages 225-227 & 247-248)			
MM208	Eastern Rural Sites introductory pages Page 223-224	Reasons for changes outlined below	Removal of site allocation RUR.R2 and addition of site allocation RUR.T6 to settlement map
MM209	RUR.R1 Page 226	Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘Ecology’ as follows: “Development of this site may directly or indirectly affect a nearby Deciduous Woodland Priority Habitat. Development proposals <u>must seek to avoid, protect and enhance natural habitats and species, and proposals should be subject to careful design and layout, which demonstrates how to avoid the loss of or any adverse impacts on the Priority Habitat have been minimised. and, w</u> Where appropriate, <u>they should identify opportunities to incorporate ecological buffers. to protect the Deciduous Woodland Priority Habitat.</u> Proposals should demonstrate that the <u>potential for direct and indirect impacts on this site of ecological importance has been assessed through a full survey and site assessment. Where adverse impacts of development proposals on the Deciduous Woodland Priority Habitat are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.</u> ”
		To correct an error (HW7).	Amend Green Belt boundary so that RUR.R1 remains in the Green Belt. Amend header and section under ‘Green Belt Boundary’ as follows: “Green Belt Boundary

			Existing features in the landscape should be used as the new defensible boundaries to the Green Belt. As part of the development proposals the existing features along the southern and western edges of the site will need to be strengthened. The site is located within the Green Belt. Its location away from the existing urban edge means that it is appropriate for the site to remain within the Green Belt and not inset. Development proposals for this site must demonstrate very special circumstances to justify inappropriate development in the Green Belt. In determining whether very special circumstances have been met, the Council will give significant weight to the allocation of this site in this Local Plan.”
MM210	RUR.R2 Page 227	Site allocation RUR.R2 has been built out.	Remove RUR.R2 as site allocation (includes removal of site in Eastern Rural settlement map, site map and site information)
MM211	RUR.T4 Page 248	Review and update of requirements in response to commitment made during hearing sessions to generally review text. To address concerns raised by Natural England.	Amend section under ‘Ecology’ as follows: “Development of this site may indirectly affect the following sites of ecological importance: nearby Curtismill Green Site of Special Scientific Interest (SSSI), incorporating Lowland Meadow, and Wood Pasture and Parkland Priority Habitats. Development proposals should demonstrate that they have assessed the impacts of the proposal on these sites of ecological importance informed by a full survey and site assessment. They should demonstrate that they have sought to avoid any adverse impact on the sites of ecological importance; where such impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1. be subject to careful design and layout and, where appropriate, incorporate ecological buffers to protect Curtismill Green and Priority Habitats. Consultation should be undertaken with Natural England to assess the impacts of development with respect to the Curtismill Green SSSI. Development proposals should make provision for any avoidance and mitigation measures to address any impacts on this nationally important habitat.”
MM212	RUR.T6 – to aid readability, the main	MORE.T1 under Moreton Sites has changed to RUR.T6 under Eastern Rural Sites	Addition of RUR.T6 (previously MORE.T1)

	modifications identified comprise the changes proposed in comparison to the wording contained within the Local Plan Submission Version for MORE.T1. Page 206-207	To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	Amend section under ‘Heritage’ as follows: “ This The site is located adjacent to the Moreton Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should incorporate a sensitive <u>In doing so, consideration should be given to layout, development form, density, height, scale and landscaping/additional screening, for example through planted buffers, in order to mitigate any impacts on the Conservation Area.</u> ”
		This MM is required due to existing space constraints on the site and to ensure a future application demonstrates that development does not result in overcrowding and impinge upon amenity space.	New section on ‘Infrastructure’ as follows: <u>Development proposals for this site must demonstrate that the intensification of plots and associated equipment stores has been balanced with the provision of amenity space for the residents of the site, including a children's playspace of sufficient size and quality.</u> ”
Western Rural Sites – New Section A (formerly pages 257-264)			
MM213	Western Rural Sites introductory pages Page 253-254	Reasons for change outlined below	Removal of site allocation RUR.T2 from settlement map
MM214	RUR.T1 Page 258	Review and update of requirements in response to commitment made during hearing sessions to generally review text.	Amend section under ‘Ecology’ as follows: “Development of the site may <u>directly or</u> indirectly affect a nearby Deciduous Woodland Priority Habitat. Development proposals <u>must seek to avoid, protect and enhance natural habitats and species, and proposals</u> should be subject to careful design and layout, <u>which demonstrates how to avoid the loss of or any adverse impacts on the Priority Habitat have been minimised. and, wWhere appropriate, they should</u>

			<p>identify opportunities to incorporate ecological buffers. to protect the Deciduous Woodland Priority Habitat. Proposals should demonstrate that the potential for direct and indirect impacts on this site of ecological importance has been assessed through a full survey and site assessment. Where adverse impacts of development proposals on the Deciduous Woodland Priority Habitat are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.</p>
MM215	RUR.T2 Page 259	Proposed for deletion since site has been delivered	Remove RUR.T2 as site allocation (includes removal of site in Loughton settlement map, site map, site information and site specific policy requirements)
MM216	RUR.T3 Page 262	Review and update of requirements in response to commitment made during hearing sessions to generally review text.	<p>Amend section under ‘Ecology’ as follows: “Development of theis site may indirectly affect the Deciduous Woodland Priority Habitat. Development proposals should <u>demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with the requirements of Policy DM1.</u> They should demonstrate that they have sought to avoid <u>any adverse impact on the Deciduous Woodland Priority Habitat.</u> take account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan); <u>where such adverse impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.</u>”</p>
MM217	RUR.T5 Page 264	To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	<p>Amend sections under ‘Heritage’ as follows: “Development of the site may impact upon the setting of the Grade II listed All Saints Church, <u>located to the East of the site.</u> Development pProposals which that may affect the setting of this heritage asset should <u>sustain or preserve or wherever possible,</u> enhance its significance, <u>having regard to its including the contribution made by its setting.</u> Development proposals should preserve the special architectural or historic interest, character, appearance and the contribution made by of this Listed Buildings and its setting. <u>Development proposals should incorporate adequate, including incorporation of appropriate screening and landscaping between the new development and the heritage asset.</u></p>

			<p>This site is located adjacent to the Nazeing and South Roydon Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should <u>In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area.</u> Additional screening, for example, through planted buffers should be incorporated, where relevant, to minimise adverse impacts and integrate development within the wider landscape.”</p>
Loughton Site – New Section B (formerly pages 66-67)			
MM218	LOU.E2 modified to LOU.E2A and LOU.E2B	To reflect splitting of employment allocation and designation.	<p>Addition of site LOU.E2B into Section B – Employment Designations:</p> <p>Addition of map to outline designation LOU.E2B</p> <p>Amend ‘Size (Hectares)’ as follows: “30.6 <u>26.87</u>”</p> <p>Amend under ‘Site Description’ as follows:</p> <p>“The site comprises two parts: a mix of office, industrial and retail uses; and greenfield land in the south-east corner for the expansion of the industrial estate. It is bounded by the M11 <u>and greenfield land</u> to the s<u>South</u>, Chigwell Lane (A1168) to the w<u>West</u>, greenfield land and woodland to the e<u>East</u> and London Underground Central Line to the n<u>North</u>. <u>Further details on the employment allocation for site LOU.E2A can be found in Section A.</u>”</p>
Waltham Abbey Sites – New Section B (formerly pages 84-86)			
MM219	WAL.E6 modified to WAL.E6A and WAL.E6B	To reflect splitting of employment allocation and designation.	<p>Addition of site WAL.E6B into Section B – Employment Designations:</p> <p>Inclusion of map to outline designation WAL.E6B</p> <p>Amend Size (Hectares) as follows: “3.94 <u>2.61</u>”</p>

			<p>Amend under ‘Site Description’ as follows:</p> <p>“The site comprises two parts: existing industrial uses to the south; and greenfield land for the expansion of the industrial estate to the north. It is bounded by greenfield land industrial uses to the nNorth, Galley Hill Road to the wWest, glasshouses to the sSouth and agricultural land to the eEast. Further details on the employment site allocation for site WAL.E6A can be found in Section A.”</p>
MM220	WAL.E7	To remove WAL.E7 Province Nursery as an employment designation (see ED83)	WAL.E7 removed as site allocation (includes removal of site in Waltham Abbey settlement map, site map, site information)
North Weald Bassett Site – New Section B (formerly page 122)			
MM221	NWB.E4 modified to NWB.E4A and NWB.E4B	To reflect splitting of employment allocation and designation.	<p>Addition of site NWB.E4B into Section B – Employment Designations:</p> <p><u>“NWB.E4B Bassett Business Park and Merlin Way Industrial Estate”</u></p> <p>Inclusion of map to outline designation NWB.E4B</p> <p>Amend ‘Site address’ as follows: <u>“Hurricane Way, North Weald Bassett, Epping, CM16 6AA”</u></p> <p>Amend ‘Settlement’ as follows: <u>“North Weald Bassett”</u></p> <p>Amend ‘Existing Use’ as follows: <u>“Employment”</u></p> <p>Amend ‘Size (Hectares)’ as follows: <u>“9.92”</u></p> <p>Amend under ‘Site Description’ as follows: <u>“The site comprises existing office and industrial uses. It is bounded by aviation uses to the North and West, residential uses to the East and Epping Road to the South. Further</u></p>

			details on the employment site allocation for site NWB.E4A can be found in Policy P6 in Part One of the Local Plan.”
Eastern Rural Site – New Section B (Note: Dorrington Farm was not included in Appendix 6 of the LPSV but reflected in Chapters 2,3 & 5 as part of Latton Priory)			
MM222	RUR.E19 modified to RUR.E19A and RUR.E19B	To reflect splitting of employment allocation and designation.	<p>Addition of site RUR.E19B Dorrington Farm into Section B – Employment Designations.</p> <p>“<u>RUR.E19B Dorrington Farm</u>”</p> <p>Inclusion of map to outline designation RUR.E19B</p> <p>Amend ‘Site address’ as follows: “<u>Rye Hill Road, Harlow, CM18 7JF</u>”</p> <p>Amend ‘Parish’ as follows: “<u>Harlow</u>”</p> <p>Amend ‘Existing Use’ as follows: “<u>Employment</u>”</p> <p>Amend ‘Size (Hectares)’ as follows: “<u>0.91</u>”</p> <p>Amend under ‘Site Description’ as follows: “<u>The site comprises existing industrial uses. It is bounded by agricultural uses and there is a residential dwelling to the South. Further details on the employment site allocation for site RUR.E19A can be found in Policy SP4 and site allocation SP4.1 of Part One of the Local Plan.</u>”</p>

Figure 2.1 Planning process for Strategic Masterplans

See MM16, page 23

