

POLICIES AND PROPOSALS OF THE EPPING FOREST DISTRICT LOCAL PLAN ALTERATIONS													
Assessment of Suitability for Saved Policies													
Policies to be saved		Government Criteria / Tests for Saved Policies						Factors that the Government will also have particular regard to					
Policy Number	Policy Title	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	Comments (A. What the Policy does, B. How it complies with the protocol and C. why it is necessary)
		Where appropriate there is a clear central strategy	The policy has regard to the Sustainable Community Strategy for the area	The policy is in general conformity with the regional spatial strategy	The policy is in conformity with the core strategy development plan document (where the core strategy has been adopted)	This policy will be effective for any parts of the authority area where significant change in the use or development of land or conservation of the areas is envisaged	The policy is necessary and does not merely repeat national or regional policy	The policy supports the delivery of housing	The policy addresses detailed Green Belt boundaries	The policy supports economic development and regeneration, including retailing and town centres	The policy addresses waste management	The policy promotes renewable energy; reduces impact on climate change; and safeguards water resources	
CP1	Achieving Sustainable Development Objectives	✓	✓	✓	✗	✓	✓	✓	✗	✓	✓	✓	A - the policy sets out, in fairly strategic terms, how the Council will try to achieve sustainable development objectives in dealing with planning applications. B - the policy is quite distinct from SS1 of the East of England Plan - the latter is more a statement of intent with probably limited use for development management decisions. C - the ten Core policies of the Alterations are intended to define a clear strategy based on achieving sustainable development as required by the Planning and Compulsory Purchase Act 2004. All the other policies in the Alterations flow directly from this approach.
CP2	Protecting the Quality of the Rural and Built Environment	✓	✓	✓	✗	✓	✓	✗	✗	✗	✗	✓	A - the policy is pro-active and emphasises the particular character of the district, i.e. separate and distinctive settlements in otherwise open countryside, but abutting north-east London and Harlow. It indicates that these the protection of these features will be key to the assessment of planning applications. B - the policy addresses some of the issues included in a range of EEP policies - notably SS7, ENV1, ENV2, ENV3, ENV4, WA2 and LA1. Because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policies makes them more difficult to apply in detailed situations. C - as for policy CP1.
CP3	New Development	✓	✓	✓	✗	✓	✓	✓	✗	✓	✗	✓	A - again the policy is pro-active in that it looks to ensure that any new development can be accommodated by the existing infrastructure and where it cannot new infrastructure is provided by the development/developer by way of legal agreement. Any new development will be sustainable in its approach, taking into consideration more rural areas in the district. B - the policy addresses some of the issues included in a number of EEP policies - namely SS1, SS2, T1, T7, ENV7, however it is less strategic than the EEP policies and justifies the use of legal agreements for new development to ensure the criteria of the policy are met. C - as for policy CP1.
CP4	Energy Conservation	✓	✓	✓	✗	✓	✓	✓	✗	✗	✗	✓	A - the policy relates to the need for developers to take on board new renewable energy saving technologies as part of any new build. B - No direct repetition of PPS 22 but does accord with EEP policy ENG1. It is less strategic than the EEP policy and therefore is easier to apply in detailed situations. C - as for policy CP1.

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CP5	Sustainable Building	✓	✓	✓	x	✓	✓	✓	x	x	✓	✓	A - The policy addresses the need for developments to be sustainable in their methods of construction including the need to provide a 'sustainability report' to demonstrate this, which the Council will give guidelines on within an SPD. B - No direct repetition of PPS22 and accords with EEP policies SS1 and ENG1 but is less strategic and easier to apply in detailed situations. C - as for policy CP1.
CP6	Achieving Sustainable Urban Development Patterns	✓	✓	✓	x	✓	✓	✓	x	✓	x	✓	A - The policy addresses the need for future development to be located in urban areas making best use of land and services to create well balanced communities. B - No direct repetition of PPS1 and EEP policies SS1 and SS2 but is less strategic in order to be easier to apply in detailed situations. C - as for policy CP1.
CP7	Urban Form and Quality	✓	✓	✓	x	✓	✓	✓	x	✓	x	✓	A - the policy promotes the use of existing urban areas in a more efficient way to accommodate new development. B - Accords with PPS1 and EEP policy SS2 without directly repeating them. The policy is less strategic and therefore is easier to apply in detailed situations. C - as for policy CP1
CP8	Sustainable Economic Development	✓	✓	✓	x	✓	✓	✓	x	✓	x	✓	A - the policy aims to help the Council promote a diverse local economy by providing the opportunity for a balanced growth of economic, commercial, housing development and transport investment throughout the district. B - In line with National policy and EEP policy SS1. The policy is less strategic and is easier to apply in more detailed situations. C - as for policy CP1.
CP9	Sustainable Transport	✓	✓	✓	x	✓	✓	✓	x	✓	x	✓	A - the policy aims to ensure that development schemes take on board the principles of sustainable transport issues and to improve existing transport infrastructure in the district for the benefit to all. B - In line with national policy and EEP policies SS1, T1 and T2 but is less strategic and easier to apply in detailed situations. C - as for policy CP1.
CP10	Renewable Energy Schemes	✓	✓	✓	x	✓	✓	✓	x	x	x	✓	A - the policy looks to ensure that any proposals for renewable energy schemes such as wind farms will be allowed where there is no overall detrimental impact on the district. This may include the use of legal agreements to mitigate any adverse impact. B - Accords with PPS22 and with EEP policy ENG2 but is less strategic and is easier to apply in more detailed situations. C - as for policy CP1.
GB1	Green Belt Boundary	✓	✓	✓	x	✓	✓	✓	✓	x	x	✓	A - the policy is prescriptive stating that the Metropolitan Green Belt boundary for the district is found on the Proposals Map. B - In line with National Policy and EEP policy SS7 but is specific to this district. C - Outlines the boundary of Green Belt within the district where development is strictly controlled

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		Where appropriate there is a clear central strategy	The policy has regard to the Sustainable Community Strategy for the area	The policy is in general conformity with the regional spatial strategy	The policy is in conformity with the core strategy development plan document (where the core strategy has been adopted)	This policy will be effective for any parts of the authority area where significant change in the use or development of land or conservation of the areas is envisaged	The policy is necessary and does not merely repeat national or regional policy	The policy supports the delivery of housing	The policy addresses detailed Green Belt boundaries	The policy supports economic development and regeneration, including retailing and town centres	The policy addresses waste management	The policy promotes renewable energy, reduces impact on climate change; and safeguards water resources	
GB2A	Development in the Green Belt	✓	✓	✓	x	✓	✓	x	✓	x	x	✓	A - the policy outlines what development is acceptable within the Metropolitan Green Belt. B - It accords with PPG2 and EEP policy SS7 without directly repeating them but is less strategic, relates to other green belt policies and is easier to apply in more detailed situations. C - It is used regularly by DC Officers and is necessary to ensure appropriate development within the green belt.
GB4	Extensions to Residential Curtilages	✓	✓	✓	x	✓	✓	x	✓	x	x	✓	A - the policy relates to extensions of residential curtilages into the green belt and looks to restrict this form of development unless complying with certain criteria. B - This policy accords with PPG2 without directly repeating it. C - the policy is less strategic and is applied in detailed situations relating to residential incursions into the green belt.
GB5	Residential Moorings and Non-Permanent Dwellings	✓	✓	✓	x	✓	✓	x	✓	x	x	✓	A - the policy relates specifically to residential moorings and non-permanent dwellings within the green belt. B - this policy generally accords with national policy as contained within PPG2. C - the policy is less strategic in that it deals with specific sites within the Epping Forest District as shown on the proposals map.
GB6	Garden Centres	✓	✓	✓	x	✓	✓	x	✓	x	x	✓	A - the policy sets out the Council's approach to Garden Centre development within the green belt. B - Accords with National policy without directly repeating it. C - it is necessary as the policy is specific to ensure the control of possible garden centre development within the green belt and its impact on it.
GB7A	Conspicuous Development	✓	✓	✓	x	✓	✓	x	✓	x	x	✓	A - the policy sets out the Council's approach to conspicuous development within or beyond the green belt. B - accords with PPG2, paragraphs 5.4a and 5.5a without directly repeating them. C - It is necessary as it refers to sites visible from specific areas such as footpaths and bridleways which are numerous through the green belt area of the district.
GB8A	Change of Use or Adaptation of Buildings	✓	✓	✓	x	✓	✓	x	✓	x	x	✓	A - the policy relates to the Council's approach to the change of use or adaptation of existing buildings within the green belt. B - The policy complies with PPG2 without merely repeating it as it is less strategic and can be used more easily in detailed situations. C - It is necessary because it goes into more detail than national policy and relates to development specific to the district, e.g. the adaptation of farm buildings. Also refers to one of the core policies regarding sustainable design.
GB9A	Residential Conversions	✓	✓	✓	x	✓	✓	✓	✓	x	x	✓	A - the policy relates to the potential to re-use rural buildings within the green belt as residential as long as certain criteria are met. B - Complies with national policies PPG2 and PPS7 however the policy is less strategic and can be used more easily in detailed situations. C - it is necessary to ensure that conversion to a use not normally deemed appropriate within the green belt can be adequately controlled.

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GB10	Development in the Lee Valley Regional Park	✓	✓	✓	x	✓	✓	x	✓	x	x	✓	
GB11	Agricultural Buildings	✓	✓	✓	x	✓	✓	x	✓	x	x	✓	A - the policy shows the Council's approach to agricultural building development within the green belt. B - the policy relates to national policy without directly repeating it. C - it is necessary as it gives specific guidance to DC Officers and those wishing to construct agricultural buildings that fall outside of what is allowed by the General Permitted Development Order 1995.
GB13	Subdivision of Houses	✓	✓	✓	x	✓	✓	✓	✓	x	x	✓	A - the policy relates to the Council's approach regarding the subdivision of large houses within the green belt. B - complies with national guidance without merely repeating it. C - It is necessary as it is less strategic and therefore can be used in more detailed situations.
GB15A	Replacement Dwellings	✓	✓	✓	x	✓	✓	✓	✓	x	x	✓	A - the policy relates to the Council's approach regarding the replacement of existing dwellings in the green belt. B - this complies with national guidance without merely repeating it. C - is less strategic and can be used more easily for specific detailed applications than national guidance alone.
GB16	Affordable Housing	✓	✓	✓	x	✓	✓	✓	✓	x	x	✓	A - the policy relates to the Council's approach to small scale "affordable" housing developments within the green belt. B - complies with national policy in PPG2 and PPS3 without merely repeating it. C - the policy is less strategic and is district specific relating to named areas included in the policy. It remains an important policy for development management purposes and can be used more easily in detailed situations.
GB17A	Agricultural, Horticultural and Forestry Workers' Dwellings	✓	✓	✓	x	✓	✓	✓	✓	x	x	✓	A - the policy relates to need for agricultural, horticultural and forestry workers dwellings in the green belt and gives guidance on what is required to be granted permission for such development. B - complies with PPG2 without merely repeating it and is much more prescriptive based on a specific understanding of previous applications for development such as this within the Epping Forest District. C - the policy is necessary in that it gives specific guidance to applicants on what would and would not be allowed within the green belt of this district.
GB17B	Removal of Agricultural Occupancy Conditions	✓	✓	✓	x	✓	✓	✓	✓	x	x	✓	A - the policy relates to specific criteria that need to be met if an agricultural occupancy condition is to be lifted as this type of development is integral to the needs of specific workers within the green belt. B - it complies with national policy in PPG2 but does not merely repeat it. C - the policy is necessary because it enables the Council to assess in depth whether the need for an agricultural workers dwelling no longer exists on a site specific basis.

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		Where appropriate there is a clear central strategy	The policy has regard to the Sustainable Community Strategy for the area	The policy is in general conformity with the regional spatial strategy	The policy is in conformity with the core strategy development plan document (where the core strategy has been adopted)	This policy will be effective for any parts of the authority area where significant change in the use or development of land or conservation of the areas is envisaged	The policy is necessary and does not merely repeat national or regional policy	The policy supports the delivery of housing	The policy addresses detailed Green Belt boundaries	The policy supports economic development and regeneration, including retailing and town centres	The policy addresses waste management	The policy promotes renewable energy, reduces impact on climate change; and safeguards water resources	
GB18	The Former Radio Station at North Weald Bassett	✓	✓	✓	x	✓	✓	✓	✓	x	x	✓	A - the policy looks to control development at the former radio station site in North Weald. B - the policy accords with the spirit of PPG2 but does not merely repeat it being site specific. C - although the site is virtually complete it is necessary to retain this policy until all works associated with the permission and Section 106 agreement are finalised in order to ensure that any alterations can be assessed against an existing site specific policy.
GB19	Grange Farm	✓	✓	✓	x	✓	✓	✓	✓	x	x	✓	A - the policy outlines the Council's approach to what would be considered acceptable development at the Grange Farm site in Chigwell. B - the policy complies generally with the principles of PPG2 but is less strategic and so therefore can be applied more easily to a detailed application. C - it is necessary as although works have begun on a scheme on the site it hasn't finished so the policy ensures that any alterations that may be sought to the approved scheme can still be assessed against this specific policy.
HC13A	Local List of Buildings	✓	✓	✓	x	✓	✓	x	✓	x	x	✓	A - the policy relates the protection of those buildings deemed to be of local importance for which the Council has drawn up a list. B - it accords with PPG15 without merely repeating the wording found in it. C - the policy is necessary as it is site specific and can be used more easily in detailed situations.
RP5A	Adverse Environmental Impacts	✓	✓	✓	x	✓	✓	x	x	✓	x	✓	A - the policy relates to the Council's approach to the protection of housing and sensitive locations such as protected wildlife species and historic sites from adverse environmental effects. B - complies with and does not directly repeat PPS23 and EEP policies ENV3, ENV4, ENV7 and WAT2. C - it is necessary in that because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policies makes them more difficult to apply in detailed situations.
H2A	Previously Developed Land	✓	✓	✓	x	✓	✓	✓	x	✓	x	x	A - the policy sets out the Council's approach to encouraging the use of previously developed land (PDL) for new residential and mixed use developments. B - the policy accords with guidance in PPS3 and conforms with the advice in EEP policy SS2. C - It is necessary as it is more distinctive to Epping Forest than the more strategic national and regional policies as it takes into consideration the historically high amount of housing completions on PDL within the district.
H3A	Housing Density	✓	✓	✓	x	✓	✓	✓	x	x	x	x	A - the policy sets out the Council's approach to the site density of housing development across the district subject to certain criteria. B - the policy is in general conformity with PPS3, para. 47 in terms of national minimum. C - the policy goes further than PPS3 in that it gives more guidance that can be used more easily in detailed situations.

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H4A	Dwelling Mix	✓	✓	✓	x	✓	✓	✓	x	x	x	x	A - policy sets out the Council's approach to ensuring a varied social mix of dwellings on new developments is delivered to create more balanced communities. B - this is in line with national guidance as set out in PPS3 but is more distinctive to Epping Forest as not to merely repeat the policy. C - the policy is necessary as it takes into account the 2003 Housing Needs Survey which gives a more localised view of the needs of particular areas of the district and the policy can therefore be applied more easily in specific situations.
H5A	Provision for Affordable Housing	✓	✓	✓	x	✓	✓	✓	x	x	x	x	A - the policy relates to the provision of affordable housing on suitable development sites within the district. B - the policy accords with national guidance as contained in PPS3 and complies with EEP policies SS1, SS2 and H2 without merely repeating them. C - the policy is necessary as it is less strategic taking into account local factors such as the housing need within the district and therefore can be applied more easily in detailed situations.
H6A	Site Thresholds for Affordable Housing	✓	✓	✓	x	✓	✓	✓	x	x	x	x	A - policy relates to the Council's approach to affordable housing thresholds across all settlements within the district, distinguishing between sites above and below a specific population figure and location. It sets out actual threshold figures. B - accords with PPS3 and EEP policy H2 but being more prescriptive and less strategic does not merely repeat them. C - the policy is necessary as it is more detailed than the national and regional policy and therefore can be applied more easily in more specific situations.
H7A	Levels of Affordable Housing	✓	✓	✓	x	✓	✓	✓	x	x	x	x	A - the policy relates to the levels of affordable housing based on the findings of the 2003 Housing Needs Survey and sets out a figure that developers must adhere to when applying for housing developments in line with Policy H7A. B - accords with PPS3 and EEP policy H2 but is more prescriptive and being less strategic, does not merely repeat them. C - the policy is necessary as it sets out specific figures based on the recommendations of the Housing Needs Survey and links with the previous policy. The policy can therefore be applied more easily in more detailed situations.
H8A	Availability of Affordable Housing in Perpetuity	✓	✓	✓	x	✓	✓	✓	x	x	x	x	A - the policy relates to ensuring that any affordable housing put forward is to be occupied by those for whom it was intended and that it remains available for those in housing need. B - accords with the strategic principles of PPS3 and EEP policy H2 but does not merely repeat them. C - the policy is necessary as it is less strategic than national and regional guidance and sets out specific ways to ensure the affordable housing remains occupied by those it was intended for.
H9A	Lifetime Homes	✓	✓	✓	x	✓	✓	✓	x	x	x	x	A - the policy sets out the Council's approach to meeting the needs of specific groups including those with mobility difficulties when providing housing on developments of 10 or more homes. B - accords with national policy without repeating it. C - it is necessary as can be used more easily in more detailed situations.

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H10A	Gypsy Caravan Sites	✓	✓	✓	x	✓	✓	✓	✓	x	x	x	
H11A	Travelling Showpeople	✓	✓	✓	x	✓	✓	✓	✓	x	x	x	A - the policy relates specifically to applications by travelling showpeople and their needs within the district. B - in accordance with circular 04/2007 but does not merely repeat it. C - it is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The general nature of the national guidance makes it more difficult to apply in detailed situations.
E4A	Protection of Employment Sites	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy sets out the Council's approach to the protection of employment sites in order to go some way to meeting the employment growth figures set out in the EEP. B - The policy accords with national guidance as set out in PPS1, PPG4 and PPS7 and EEP policies E1 and E2 without merely repeating them. C - the policy is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policies makes them more difficult to apply in detailed situations.
E4B	Alternative Uses for Employment Sites	✓	✓	✓	x	✓	✓	✓	x	✓	x	x	A - the policy relates to policy E4A in that it allows alternative uses for employment sites where it can be proven there is no need for employment uses on a particular site. B - the policy accords with national policy and EEP policy E2, para 4.11 without merely repeating them. C - because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policies makes them more difficult to apply in detailed situations.
E12A	Farm Diversification	✓	✓	✓	x	✓	✓	x	✓	✓	x	x	A - the policy relates to farm diversification in rural areas to help promote adequate employment opportunities to both safeguard and enhance the rural economy. B - the policy accords with national guidance contained in PPS7 and PPG13 and EEP policies E2 and T7 without merely repeating them. C - Because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policies makes them more difficult to apply in detailed situations.
E13A	New and Replacement Glasshouses	✓	✓	✓	x	✓	✓	x	✓	✓	x	x	A - the policy looks to allow new or replacement glasshouses in areas identified within the Proposals map and some development outside those areas subject to certain criteria. B - the policy is in conformity with PPG2 and PPS7 in that this is an appropriate form of development within the green belt, however it is more prescriptive. C - the policy is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of national policy makes it more difficult to apply in detailed situations.

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E13B	Protection of Glasshouse Areas	✓	✓	✓	x	✓	✓	x	✓	✓	x	x	A - the policy seeks to protect existing glasshouse areas in the district. B - the policy accords with PPG2 and PPS7 and EEP policy E2 without merely repeating them. C - the policy is necessary to ensure that other uses allowed within the glasshouse areas are not detrimental to the openness of the green belt and do not harm the vitality and viability of the Lee Valley glasshouse industry.
E13B	Prevention of Dereliction of New Glasshouse Sites	✓	✓	✓	x	✓	✓	x	✓	✓	x	x	A - the policy sets out the Council's approach to the prevention of dereliction of new glasshouse sites. B - the policy accords with PPG2 and EEP policy E2 but does not merely repeat them. C - it is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of national and regional policies makes them more difficult to apply in detailed situations.
TC1	Town Centre Hierarchy	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy shows the Council's approach to town centre development by setting out the hierarchy of town centres within the district. B - the policy accords with PPS1 and PPS6 and with EEP policies SS1, SS4, SS6, E2 and E5 without merely repeating them. C - the policy is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policies makes them more difficult to apply in detailed situations.
TC2	Sequential Approach	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy applies a sequential test to proposals which will enable town centres to safeguard and strengthen their mix of uses and the focus that they provide for the community. B - the policy accords with PPS1 and PPS6 and EEP policies SS6 and E5 without merely repeating them. C - the policy is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policies makes them more difficult to apply in detailed situations.
TC3	Town Centre Function	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy sets out that whilst the principal, smaller and district centres should offer a range of services and facilities, it is important for their vitality and viability that their main function continues to be retailing. B - the policy accords with PPS6 and EEP policy SS6 but does not merely repeat them. C - the policy is necessary because it is less strategic than the national and regional policy and outlines in more detail what is acceptable within these town centres and can be applied to more detailed situations.
TC4	Non-Retail Frontage	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy points out when non-retail development in key retail frontage areas might be acceptable. B - accords with PPS6 and EEP policy SS6 but does not merely repeat them. C - because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policy makes it more difficult to apply in detailed situations.



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TC5	Window Displays	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy relates specifically to the design of window displays within town centres and should be used in conjunction to Local Plan Policy DBE12 - Shopfronts. B - accords with PPS1 and PPS6 and EEP policy ENV7 without merely repeating them. C - because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policy makes it more difficult to apply in detailed situations.
TC6	Local Centres and Corner and Village Shops	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy seeks to protect the existing shopping facilities of local centres and corner and village shops for the benefit of local residents. B - the policy accords with PPS6 and EEP policy SS6 but does not merely repeat them. C - because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policy makes it more difficult to apply in detailed situations.
RST10A	Roydon Lodge Chalet Estate	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy is specifically related to the Roydon Lodge Chalet Estate and future development within it. B - Complies with PPG2 and EEP policy E6 but does not merely repeat the guidance within them. C - the policy is necessary as it relates to a specific site where the Council would like to encourage the continuance of use for the siting of leisure chalets and not for them to become permanent dwellings. Because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policy makes it more difficult to apply in detailed situations.
CF12	Retention of Community Facilities	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy seeks the retention of community facilities which are often essential for modern living, provide important focal points for the local community and are frequently critical for the less advantaged or mobile in society. B - the policy complies with EEP policy C2 but is more prescriptive and therefore does not merely repeat it. C - the policy is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policy makes it more difficult to apply in detailed situations.
U2A	Development in Flood Risk Areas	✓	✓	✓	x	✓	✓	x	x	✓	x	✓	A - the policy applies the sequential approach to development proposed in flood risk areas. B - the policy accords with PPS25 and EEP policy WAT4 without merely repeating them. C - the policy is necessary as it outlines in order of priority flood risk areas that may impact directly on proposed development.
U2B	Flood Risk Assessment Zones	✓	✓	✓	x	✓	✓	x	x	✓	x	✓	A - the policy sets out when flood risk assessments are required. B - complies with PPS25 and WAT4 without merely repeating them. C - it is necessary because it is a local initiative, it remains an important policy for development management purposes. The strategic nature of the EEP policy makes it more difficult to apply in detailed situations.

Policies to be saved		Government Criteria / Tests for Saved Policies						Factors that the Government will also have particular regard to					Comments (A. What the Policy does, B. How it complies with the protocol and C. why it is necessary)
Policy Number	Policy Title	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	
U3A	Catchment Effects	✓	✓	✓	x	✓	✓	x	x	✓	x	✓	A - the policy sets out the Council's approach to development that would result in increased flooding or adverse effects on a watercourse, waterway or sewerage infrastructure. B - the policy complies with PPS25 and WAT4. C - the policy is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policy makes it more difficult to apply in detailed situations.
U3B	Sustainable Drainage Systems	✓	✓	✓	x	✓	✓	x	x	✓	x	✓	A - the policy requires, where appropriate, developments to include SUDS to control surface water run off. B - Complies with PPS25 and WAT4 without merely repeating them. C - it is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policy makes it more difficult to apply in detailed situations.
ST1	Location of Development	✓	✓	✓	x	✓	✓	✓	x	✓	x	✓	A - the policy relates to applying a sequential test for the location of new development in order to encourage the use, re-use or intensification of use of sites in appropriate locations in main settlements in order to help achieve a balanced community. B - the policy accords with PPS1, PPG13 and EEP policies SS1, SS2, T1, T2 and T7 but does not merely repeat them. C - the policy is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policies makes them more difficult to apply in detailed situations.
ST2	Accessibility of Development	✓	✓	✓	x	✓	✓	✓	x	✓	x	✓	A - the policy seeks to ensure that new development can be accessed by those not wishing to travel by private motor vehicle. B - the policy complies with PPG13 and EEP policies T1, T2, T3 and T7 whilst not merely repeating them. C - the policy is necessary as it is less strategic than the EEP policies and therefore easier to apply in more detailed situations.
ST4	Road Safety	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy ensures that new development has regard to road safety. B - the policy complies with PPG13 and EEP policies T1, T4 and T6 without merely repeating them. C - it is necessary as it is less strategic than the EEP policies and therefore easier to apply in more detailed situations.
ST5	Travel Plans	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy refers to the need for Travel Plans for schemes that would employ or attract large numbers of people in order to encourage sustainable methods of transport, road safety and reduce vehicle usage. B - Complies with PPG13 and EEP policies T1, T1, T3 and T4 without merely repeating them. C - It is necessary as it is less strategic than the EEP policies and easier to apply in more detailed situations.

Policies to be saved		Government Criteria / Tests for Saved Policies						Factors that the Government will also have particular regard to					Comments (A. What the Policy does, B. How it complies with the protocol and C. why it is necessary)
Policy Number	Policy Title	(i)	(ii)	(iii)	(iv)	(v)	(vi)	(vii)	(viii)	(ix)	(x)	(xi)	
ST6	Vehicle Parking	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy ensures that development adheres to the vehicle parking standards as laid out in the 2001 adopted standards or its successor documents. B - accords with PPG13 and EEP policy T14 without merely repeating them. C - it is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policy makes it more difficult to apply in detailed situations.
ST7	New Roads and Extensions or Improvements to Existing Roads	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy outlines the Councils approach to new roads and extensions or improvements to existing roads. B - complies with national guidance and EEP policy T1 without merely repeating them. C - it is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the EEP policy makes it more difficult to apply in detailed situations.
ST8	Epping to Ongar Line	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy seeks to safeguard the Epping to Ongar railway line from development that would affect the reinstatement and future operation of that line. B - It accords with EEP policies T7 and T13 without merely repeating them. C - it is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the national guidance makes it more difficult to apply in detailed situations.
ST9	Stansted Aerodrome Safeguarding	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy seeks to ensure any new development safeguards the operational activities at Stansted Airport within a specific zone. B - complies with government circular 1/2003 but does not merely repeat it. C - it is necessary because of its more distinctive local focus, it remains an important policy for development management purposes. The strategic nature of the national guidance makes it more difficult to apply in detailed situations.
I1A	Planning Obligations				x								A - The policy enables the Council to seek contributions towards development where necessary through the imposition of a legal agreement or planning obligation. B - Accords with PPS12 and circular 05/05 without merely repeating them. C - it is necessary in order to justify the Council's stance in seeking contributions when negotiating with developers on specific schemes.

Policies <b>NOT</b> to be saved													
Policy Number	Policy Title	Government Criteria/Tests for Saved Policies						Policies that the Government will also have particular regard to					
		(i)	(ii)	(iii)	(iv)	(v)	(vi)						
		Where appropriate there is a clear central strategy	The policies have regard to the Community Strategy for the area	The policies are in general conformity with the regional spatial strategy	The policies are in conformity with the core strategy development plan document (where the core strategy has been adopted)	There are effective policies for any parts of the authority area where significant change in the use or development of land or conservation of the areas is envisaged	The policies are necessary and do not merely repeat national or regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration, including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change; and safeguard water resources	Comments (A. What the Policy does, B. Why it is not being saved - relative to the protocol)
GB14A	Residential Extensions	✓	✓	✓	x	✓	✓	x	✓	✓	x	✓	A - the policy is to ensure that extensions to residential properties in the green belt are not disproportionate to the size of the original building. B - The policy is in accordance with PPG2, however the element of the policy that refers to specific increase figures (50m2 and 40%) has now become obsolete on the back of the change in permitted development rights in October 2008, which does not refer to volume. Therefore householders will be able to build 40% or 50 sq.m. extensions as permitted development, and consequently the existing policy will become unworkable and out of date, and also at odds with current government thinking on 'relaxation of controls'. Residential properties in the green belt can be extended beyond the figures quoted in the policy. Furthermore these figures have been causing some difficulties where some applications have been approved at Committee, citing 'very special circumstances', whereas broadly similar, or smaller sized applications, have been refused under delegated powers.
H1A	Housing Provision	✓	✓	✓	x	✓	✓	x	x	✓	x	x	A - the policy sets out the proposed housing target for the district for the period 1996-2011. B - Now out of date due to revised figures as part of EEP policy H1
ST3	Transport Assessments	✓	✓	✓	x	✓	✓	x	x	✓	x	✓	A - policy seeks to ensure that major developments are accompanied by transport assessments. B - However these can be asked for as part of the national requirement for the validation of planning applications introduced with 1APP earlier this year.