

Appendix 1

Redeposit Responses

Core Policies

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Core Policies

Policy/ Par CP1-10	Respondent Reference 0168 / Environment Agency
Representation 00002R	Agent Reference -
Representation Suggests inclusion of various environmental issues, especially in relation to the protection of various types of wildlife habitats.	
Officer Response It is accepted that the matters raised are of strategic environmental significance, but it would be difficult and indeed unnecessary to mention all matters in detail. It is suggested that adding a "catch all" wording to part (v) of Policy CP2 will adequately cover most matters. Others could be dealt with by future SPD, and future versions of the Local Development Scheme could include this and make reference to Environmental Impact Assessments.	
Officer Recommendation Amend criterion (v) of CP2 to: 'Preserving and enhancing the biodiversity and networks of natural habitats of the area, including river and wildlife corridors and other green chains.' Add new para (4A.6b) to immediately follow policy CP2: ' Criteria (i), (ii), (iv), and (v) are intended to draw attention to, and protect or enable mitigation of, the very wide variety of 'non-designated' sites which have importance, or potential value, for wildlife conservation. Such sites will include previously developed land (brownfield sites) and other urban habitats where the use, or lack of use, of land has allowed wildlife to prosper. Buffer strips along watercourses will also receive protection to allow the normal processes of erosion and deposition to take place, with consequent implications for the creation and retention of wildlife habitats. In dealing with proposals for development of land, particular attention will be paid to the prevention of fragmentation of linked, or potentially linked, wildlife habitats.' Existing para 4A.6 to be renumbered as 4A.6a.	
Member Decision	

Policy/ Par CP1-10	Respondent Reference 0142 / A&G Cooper
Representation 00195R	Agent Reference -
Representation Support all Core Policies	
Officer Response Noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP1	Respondent Reference 0168 / Environment Agency
Representation 00003R	Agent Reference -
Representation Suggests start of (i) be amended to read.. "Avoid or at least minimise" Objection withdrawn as this wording is now included in the Redeposit. (The Agency submitted representations on the First Deposit too late for them to be considered at that stage.)	
Officer Response Withdrawn objection noted.	
Officer Recommendation No action	
Member Decision	

Policy/ Par CP1	Respondent Reference 0062 / Essex Wildlife Trust
Representation 00231R	Agent Reference -
Representation Supports strengthened Core Policy	
Officer Response Noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par 4A.6	Respondent Reference 0062 / Essex Wildlife Trust
Representation 00232R	Agent Reference -
Representation Supports the inclusion of the "Green Arc " within the policy	
Officer Response Noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP2	Respondent Reference 0168 / Environment Agency
Representation 00004R	Agent Reference -
Representation Policy should include mention of green chains and corridors - to facilitate spread of native species and to prevent isolation. This is a strategic issue that should be considered for all development.	
Officer Response See response to Representation 0002R above	
Officer Recommendation As 0002R	
Member Decision	

Policy/ Par CP2	Respondent Reference 0168 / Environment Agency
Representation 00005R	Agent Reference -
Representation Policy should also mention sustaining and enhancing the urban environment with cross reference to section 74 of CRoW Act, PPS9, UK and Local BAPs and the Habitats Directive.	
Officer Response See response to Representation 0002R above	
Officer Recommendation As 0002R	
Member Decision	

Policy/ Par CP2 (vii)	Respondent Reference 0026 / Thames Water
Representation 00050R	Agent Reference -
Representation Supports changes	
Officer Response Noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP2	Respondent Reference 0062 / Essex Wildlife Trust
Representation 00233R	Agent Reference -
Representation Supports inclusion of sewerage infrastructure in policy	
Officer Response Noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP2	Respondent Reference 0243 / RSPB
Representation 00256R	Agent Reference -
Representation Expresses concern about lack of mention of SSSIs in plan and nature conservation protection in general. Would agree to withdraw objection subject to rewording of plan to make link between CP2 and Policy NC1 and PPS9	
Officer Response These issues are covered in the nature conservation chapter in the Adopted Local Plan which is not being reviewed at this stage. However a form of words could be added to part (vi) of the policy to create the required cross reference.	
Officer Recommendation Add to criterion (vi): ', in compliance with Policy NC1 and PPS9'.	
Member Decision	

Policy/ Par CP2 and 3	Respondent Reference 0028 / Nazeing Parish Council
Representation 00464R	Agent Reference -
Representation Supports policies but expresses concerns about lack of monitoring and enforcement	
Officer Response Concerns are acknowledged but these are implementation and management, rather than policy, issues applicable to the whole plan and not just the Core Strategy.	
Officer Recommendation It is intended that the Annual Monitoring Report (a requirement of the new planning system) will be gradually extended to address as wide a range of issues as possible. Enforcement resources depend on political decisions about priorities. No change to plan.	
Member Decision	

Policy/ Par CP3	Respondent Reference 0168 / Environment Agency
Representation 00006R	Agent Reference -
Representation Mention should be made of flood risk	
Officer Response This issue is dealt with in Polcies U2A, U2B and U3A	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP3	Respondent Reference 0062 / Essex Wildlife Trust
Representation 00234R	Agent Reference -
Representation Supports provision of sufficient new infrastructure as a new element of the policy.	
Officer Response Support noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP3	Respondent Reference 0316 / Cllr J Whitehouse
Representation 00408R	Agent Reference -
Representation Policy does not specify that the new development /developer could provide sustainable means of transport. Suggests adding at end of paragraph (ii)..."(or that sufficient sustainable means of transport is provided by the new development/developer in line with the Local Transport Plan)"	
Officer Response This issue is dealt with fully in policy ST1 and in the proposed additions to the text of Para 4.A7	
Officer Recommendation No change	
Member Decision	

Policy/ Par 4A.7	Respondent Reference 0168 / Environment Agency
Representation 00007R	Agent Reference -
Representation Suggest adding floodplains and flood risk to examples in text. Now accept that this would make the plan too detailed and is unnecessary. Objection withdrawn .	
Officer Response Withdrawn objection noted.	
Officer Recommendation No change	
Member Decision	

Policy/ Par 4A.7	Respondent Reference 0246 / Epping Forest PCT
Representation 00336R	Agent Reference 0041 / Lawson Planning Partnership
Representation Definition of "infrastructure" should be broadened to include mention of social infrastructure like health care.	
Officer Response The paragraph is intended to include all required infrastructure. However greater clarity may be obtained by adding the words "all necessary" before "additional" in line 1.	
Officer Recommendation Add 'all necessary' before 'additional' in line 1 of para.	
Member Decision	

Policy/ Par 4A.8-4A.17	Respondent Reference 0316 / Cllr J Whitehouse
Representation 00409R	Agent Reference -
Representation This section of the plan will make a positive contribution to improving the sustainability of development in Epping Forest district	
Officer Response Noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par 4A.15	Respondent Reference 0168 / Environment Agency
Representation 00008R	Agent Reference -
Representation Suggests mentioning native species tree planting and creation of green chains in design, but subsequently agreed this is more appropriate for SPD and objection is withdrawn.	
Officer Response Withdrawn objection noted.	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP4	Respondent Reference 0094 / Loughton Residents Association
Representation 00038R	Agent Reference -
Representation All planning applications should include a statement of proposed measures to promote energy conservation.	
Officer Response Following negotiations objector accepts that CP5 covers this point. Objection now withdrawn.	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP4	Respondent Reference 0100 / GO East
Representation 00074R	Agent Reference -
Representation	
Consider the wording "where appropriate " does not provide sufficient certainty. Should be replaced by "where viable". Last sentence is unnecessary as first sentence makes it clear policy applies to conversions. Suggest deletion .	
Officer Response	
"Where appropriate " is better than "where viable". Viability is only one aspect of appropriateness (albeit a significant one) . So, "where appropriate" includes viability (and 4A.19 refers to BATNEEC anyway). There may be instances where something that is not usually seen as viable is appropriate in the circumstances, and the policy as written allows for this. The point about repetition is accepted, but officers believe the policy would read better if the last sentence were kept and the proposed change in the first sentence deleted.	
Officer Recommendation	
Delete "including conversions" in line one.	
Member Decision	

Policy/ Par CP4	Respondent Reference 0062 / Essex Wildlife Trust
Representation 00235R	Agent Reference -
Representation	
Continues support for the policy.	
Officer Response	
Support noted	
Officer Recommendation	
No change	
Member Decision	

Policy/ Par CP4	Respondent Reference 0149 / Sworders
Representation 00345R	Agent Reference 0039 / Sworders
Representation	
Policy could lead to conflict between requirements of this policy and policies GB8A , GB9A and PPG15 in relation to the promotion of energy conservation measures over conservation in the renovation/change of use of historic barns and listed buildings. Such developments should be judged against the latter policies and guidance only and not CP4.	
Officer Response	
It is accepted that there could be a conflict in this situation. However, as technology moves forward, there may be opportunities to incorporate such measures into conversions in a satisfactory way. These should not be lost. Also it should be remembered that many "sustainable design techniques" are relatively "low tech" and relate to good planning/ innovative design, rather than using new technology. Listed buildings are, however, an irreplaceable and finite resource and it is therefore considered that conservation objectives should carry greater weight than sustainability factors. There are of course relatively few listed buildings compared to the new developments that will be allowed over time (and where energy saving overall will be far more valuable and easier to achieve). Equally not all conversions of buildings under GB8A and GB9A apply to listed buildings, so there will be no reason why this policy should not apply in other circumstances. However, mention of the need to follow good sustainable building/design techniques could usefully be cross referred to policies HC10, GB8A and 9A.	
Officer Recommendation	
Add a new paragraph immediately after policy CP4 to read: " <u>It is accepted that incorporating new energy saving technologies into the conversion of listed buildings may present difficulties in preserving the historic fabric, character or setting. However, many improvements can be made by innovative design and/or sympathetic alterations. Conversions will therefore be required to use such techniques as far as they are compatible with policy HC10 of the Adopted Plan, and policies GB8A and 9A of the Alterations.</u> " This new para should be numbered 4A.17b, with the existing 4A.17 becoming 4A.17a. Amendments are also suggested for paragraphs 5.35a, 5.36a, 5.45a and policy GB8A - see the Green Belt Chapter schedule for details.	
Member Decision	

Policy/ Par CP4	Respondent Reference 0316 / Cllr J Whitehouse
Representation 00410R	Agent Reference -
Representation	
Policy should make reference to (and support) microgeneration measures where appropriate.	
Officer Response	
It is accepted that the promotion of new energy saving technologies is at the forefront of sustainable development. However it is not practical to list all possible types of technologies that may be available. This also goes against current government advice to keep policies general and criteria based. Broadening the second sentence in the policy should assist in meeting this objection. Giving more examples of such technologies (as mentioned in the objection) in para 4A.12 may also assist.	
Officer Recommendation	
That the second sentence in the policy be reworded as: ' <u>Appropriate measures to utilise renewable energy resources and new energy saving/generating technologies as may become available , should be provided within new buildings or developments</u> '. That the last sentence of Para 4A.12 be amended to read: ' <u>(such as passive stack ventilation and microgeneration) in the structure of individual new buildings and the overall design of developments.</u> '	
Member Decision	

Policy/ Par CP5	Respondent Reference 0316 / Cllr J Whitehouse
Representation 00411R	Agent Reference -
Representation	
Policy implies that measures listed in (i) to (v) are only relevant where a sustainability report is required. Policy should be re-ordered and re-named to make it more general and remove requirement for a sustainability report for small developments .The title of Policy CP4 should also be renamed as this policy relates to energy conservation rather than sustainable building	
Officer Response	
It is accepted that the policy could usefully be reordered and renamed. The policy is actually seeking to promote sustainable building and the Sustainability Report is one means to this end. The renaming of Policy CP4 is also accepted , in that it clarifies the actual scope of the policy.	
Officer Recommendation	
1 That policy CP4 be renamed ' <u>Energy Conservation</u> ' . 2 That policy CP5 be renamed ' <u>Sustainable Building</u> ' . 3 That policy CP5 be re-ordered and amended to read...." <u>Planning permission may be refused for proposals which the council believes do not do enough to conserve energy, make the most efficient use of water and other resources, recycle waste or protect environmental features and local amenities. Where possible, proposals for new development, or for the conversion or re-use of sites and buildings should incorporate measures which"</u> (Retain criteria (i) to (v) as in Redeposit draft)"The council may require that proposals for new development, or for the conversion or re-use of sites or buildings, demonstrate in a 'Sustainability Report' how various aspects of sustainability (including those in criteria (i) to (v) above) have been taken into account. The report should address the siting, massing, design, orientation and layout of development, and the construction and life-cycle of buildings.'	
Member Decision	

Policy/ Par 4A.21	Respondent Reference 0062 / Essex Wildlife Trust
Representation 00236R	Agent Reference -
Representation	
Accept that policy CP2 (v) covers the matter of protecting diversity in relation to this paragraph. Withdraw earlier objection.	
Officer Response	
Noted	
Officer Recommendation	
No change	
Member Decision	

Policy/ Par CP6	Respondent Reference 0168 / Environment Agency
Representation 00009R	Agent Reference -
Representation	
Policy should recognise value of urban sites which often include wildlife. Derelict land may also have developed into valuable habitats that should not be lost. Now accepts that this point is covered elsewhere in core policies . Objection now withdrawn	
Officer Response	
Withdrawn objection noted	
Officer Recommendation	
No change	
Member Decision	

Policy/ Par CP6	Respondent Reference 0062 / Essex Wildlife Trust
Representation 00237R	Agent Reference -
Representation Welcome and support new criterion (viii)	
Officer Response Support noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP6	Respondent Reference 0246 / Epping Forest PCT
Representation 00339R	Agent Reference 0041 / Lawson Planning Partnership
Representation Support the concept of this policy to concentrate development in accessible urban areas	
Officer Response Support noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par 4A.22	Respondent Reference 0168 / Environment Agency
Representation 00010R	Agent Reference -
Representation Suggest the following bullet point be included....."Development in flood plains will be resisted" . Now accept that this is covered elsewhere in the plan. Objection withdrawn.	
Officer Response Withdrawn objection noted.	
Officer Recommendation No change	
Member Decision	

Policy/ Par 4A.22	Respondent Reference 0134 / M Gregory & 0135 / Mr & Mrs T Gregory
Representation 00179R & 00180R	Agent Reference 0026 / Alan Wipperman & Co
Representation The paragraph better reflects a more sustainable approach to development	
Officer Response Support noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par 4A.22	Respondent Reference 0149 / Sworders
Representation 00343R	Agent Reference 0039 / Sworders
Representation The paragraph should make it clear that conversions in the countryside should be determined under policies GB8A and GB9A and not be subject to the sequential approach set out in PPS7	
Officer Response The paragraph is intended to set out the broad principles for the sequential approach as set out in government guidance. Conversions should be considered in this context, as they could have implications for increased car journeys. There could however be instances where this general approach should be set aside but these are unlikely to be restricted to conversions. The paragraph could usefully be slightly amended to reflect the benefit of some flexibility in determining applications on their merits.	
Officer Recommendation In the last sentence, add ' normally ' before 'be resisted'.	
Member Decision	

Policy/ Par 4A.26 (First Deposit)	Respondent Reference 0168 / Environment Agency
Representation 00011R	Agent Reference -
Representation This now refers to para 4A.24 of the redeposit. Suggests that the following sentence be included in the policy....." The second and third options inevitably involve the loss of some natural resources , which will require mitigation, and/or compensation".	
Officer Response The other core policies (in particular CP5) adequately cover this issue	
Officer Recommendation No change	
Member Decision	

Policy/ Par 4A.27-29 (First Deposit)	Respondent Reference 0168 / Environment Agency
Representation 00012R	Agent Reference -
Representation The policy (CP7) should stress the contribution of urban areas and brownfield sites to wildlife and that these areas should be protected and enhanced accordingly.	
Officer Response It is considered that these issues are adequately dealt with in other core policies (CP2 and 5) of the Alterations and policy NC4 in the Adopted Plan.	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP7	Respondent Reference 0095 / North Weald Bassett Parish Council
Representation 00440R	Agent Reference -
Representation The last sentence of the policy should be supported by the creation of a new policy. The statement should be a stand alone commitment and not added comment to a detailed policy.	
Officer Response Policies ST1 and CP6 already cover the commitment to make the fullest use of urban land for development (in line with the sequential approach). There is therefore no need for a further stand-alone policy statement. However it may be useful to link this policy, which is intended to guide development in such urban locations, more clearly to the other policy statements.	
Officer Recommendation That the policy be reordered and reworded to read: <u>'In line with policies CP6 and ST1, one of the Council's primary objectives is to make the fullest use of existing urban areas for new development before locations within the Green Belt. In view of this primary objective, the environmental quality of existing urban areas will be maintained...'</u> Rest of policy up to and including criterion (iv) to remain unchanged. Delete last sentence.	
Member Decision	

Policy/ Par CP8	Respondent Reference 0068 / English Heritage
Representation 00390R	Agent Reference -
Representation Support reference to "conservation -led regeneration". Satisfies previous representation.	
Officer Response Noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP9	Respondent Reference 0034 / Essex County Council
Representation 00071R	Agent Reference -
Representation Proposed change to CP9 (iii) overcomes previous objection	
Officer Response Support noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP9	Respondent Reference 0062 / Essex Wildlife Trust
Representation 00238R	Agent Reference -
Representation There is continued support for this policy, and the revised wording is considered stronger in relation to accessibility and public transport	
Officer Response Support noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP9	Respondent Reference 0095 / North Weald Bassett Parish Council
Representation 00441R	Agent Reference -
Representation Delete "be expected to" from first sentence. This will strengthen the commitment to the aim.	
Officer Response The suggestion is accepted. However the substitution of " required " for "expected" will make the policy even firmer and will enable the council to positively seek such enhancements as part of any planning consent.	
Officer Recommendation In first line of policy, replace 'expected' with ' <i>required</i> '.	
Member Decision	

Policy/ Par 4A.32-4A.37 & CP10	Respondent Reference 0242 / British Wind Energy Association
Representation 00219R-00230R	Agent Reference -
Representation A number of detailed comments are made on the content of these paragraphs and the policy. Most relate to the promotion of wind energy in the context of renewable energy overall.	
Officer Response These objections, whilst raising some very valid points , are considered not appropriate for inclusion in the Core Policy. They could however be considered for inclusion in SPD. This will require an amendment to the current LDS as at present such SPD is not proposed.	
Officer Recommendation No change to text or policy. Review of LDS could be considered to allow for SPD on this subject.	
Member Decision	

Policy/ Par CP10	Respondent Reference
Representation	Agent Reference -
Representation Should have a title	
Officer Response	
Officer Recommendation Insert ' - <i>Renewable Energy Schemes</i> ' as title to policy.	
Member Decision	

Policy/ Par CP10	Respondent Reference 0100 / Go East
Representation 00075R	Agent Reference -
Representation The policy should be reworded to clarify that renewable energy schemes may be acceptable if impacts are minimised and/ or mitigated against. In line with PPS22, criteria should be included to allow the council to judge impacts on local landscape /nature conservation designations	
Officer Response The requirements of PPS22 are understood. However the policy reflects the criteria set out in the nature conservation policies NC1 and NC2 which are not being reviewed at present. There is no need therefore to repeat those in CP10 .The requirement to reflect PPS22 is accepted, and in any event securing appropriate mitigation and minimising environmental impacts are good planning practices. The issue should therefore be covered in the policy.	
Officer Recommendation That the final part of the policy, after 'and/or planning conditions' be amended to read: <u>'that (a) appropriate mitigation measures are provided to ensure compliance with criteria (i) to (iv) above, and other relevant policies in the plan and, (b) the application site is fully returned to a condition appropriate for its previous use when or if the scheme is decommissioned or becomes redundant.'</u>	
Member Decision	

Policy/ Par CP10	Respondent Reference 0062 / Essex Wildlife Trust
Representation 00239R	Agent Reference -
Representation Continue strong support for this important core policy. It has been further strengthened by the revised wording	
Officer Response Support noted	
Officer Recommendation No change	
Member Decision	

Policy/ Par CP10	Respondent Reference 0095 / North Weald Bassett Parish Council
Representation 00439R	Agent Reference -
Representation Earlier comments are restated	
Officer Response The parish council objected to the wording of CP10 (iii) which it wished to be altered to secure protection of existing aviation features in the district (Stapleford Aerodrome and North Weald Airfield). Developers of wind generation schemes which may impact on such sites have to consider the safety aspects before applications are submitted.	
Officer Recommendation No change	
Member Decision	