

Draft Plan Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

Please note that it is the intention that the new Local Plan will replace all the policies in the Combined Epping Forest District Local Plan (1998) and Alterations (2006).

There are many potential cross references in policy replacement, therefore this list has been confined to the main replacements for policies rather than an attempt made to cover all aspects of each policy. The listing of a replaced policy under a new policy in no way implies that this is the only policy to be considered in respect of that type of development. All policies in the new Local Plan will apply unless clearly irrelevant to the proposal being considered.

Chapter 3: Strategic Policies of the Draft Local Plan

Draft policy SP 1 Presumption in favour of sustainable development

Policies to be replaced:

Policy CP1 Achieving Sustainable Development Objectives

Draft Policy SP 2 Spatial Development Strategy 2011- 2033

Policies to be replaced:

Policy CP3 New Development
Policy CP6 Achieving Sustainable Urban Development Patterns
Policy CP7 Urban Form and Quality
Policy CP8 Sustainable Economic Development
Policy CP9 Sustainable Transport
Policy GB16 Affordable Housing
Policy H1A Housing provision
Policy H10A Gypsy Caravan Sites
Policy H11A Travelling Showpeople

Draft Policy SP 3 Strategic Allocations around Harlow

Entirely new policy

Draft Policy SP 4 Place Shaping

Policies to be replaced:

Policy H3A Housing Density

Otherwise new policy

Draft Policy SP 5 Green Belt and District Open Land

Policies to be replaced:

Policy GB1 Green Belt Boundary
Policy GB2A Development in the Green Belt
Policy GB4 Extensions of Residential Curtilages
Policy GB5 Residential Moorings and Non-Permanent Dwellings
Policy GB6 Garden Centres

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Policy GB7A	Conspicuous Development
Policy GB8A	Change of Use or Adaptation of Buildings
Policy GB9A	Residential Conversions
Policy GB10	Development in the Lee Valley Regional Park
Policy GB11	Agricultural Buildings
Policy GB13	Subdivision of Houses
Policy GB14A	Residential Extensions
Policy GB15A	Replacement Dwellings
Policy GB17A	Agricultural, Horticultural and Forestry Workers' Dwellings
Policy GB17B	Removal of Agricultural Occupancy Conditions

Draft Policy SP 6 The Natural Environment, Landscape Character and Green Infrastructure

Policies to be replaced:

Policy CP2	Protecting the Quality of the Rural and Built Environment
Policy RST2	Enhance Rights of Way Network

Chapter 4: District Wide Policies - Housing

Draft Policy H 1	Housing Mix and Accommodation types
Draft Policy H 2	Affordable Housing
Draft Policy H 3	Rural Exception Sites
Draft Policy H 4	Traveller Site Development

Policies to be replaced:

Policy H1A	Housing provision
Policy H2A	Previously Developed Land
Policy H3A	Housing Density
Policy H4A	Dwelling Mix
Policy H5A	Provision for Affordable Housing
Policy H6A	Site Thresholds for Affordable Housing
Policy H7A	Levels of Affordable Housing
Policy H8A	Availability of Affordable Housing in Perpetuity
Policy H9A	Lifetime Homes
Policy H10A	Gypsy Caravan Sites
Policy H11A	Travelling Showpeople
Policy GB16	Affordable Housing

Chapter 4: District Wide Policies - Employment

Draft Policy E 1	Employment Sites
Draft Policy E 2	Centre Hierarchy/Retail
Draft Policy E 3	Food Production and Glasshouses
Draft Policy E 4	The Visitor Economy

Policies to be replaced:

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Policy E1	Employment Areas
Policy E2	Redevelopment / Extension of Premises for Business and General Industrial Uses
Policy E3	Warehousing
Policy E4A	Protection of Employment Sites
Policy E4B	Alternative Uses for Employment Sites
Policy E5	Effect of Nearby Developments
Policy E6	Sites for Business / Industry / Warehousing
Policy E7	Sites for Business / Industry
Policy E8	Sites for Small Business / Industry Workshops
Policy E10	Town Centre Offices
Policy E11	Employment Uses Elsewhere
Policy E12	Small Scale Business / Working from Home
Policy E12A	Farm Diversification
Policy E13A	New and Replacement Glasshouses
Policy E13B	Protection of Glasshouse Areas
Policy E13C	Prevention of Dereliction of New Glasshouse Sites
Policy E14	Seek Relocation / Discontinuance
Policy E15	Resist Consolidation
Policy TC1	Town Centre Hierarchy
Policy TC2	Sequential Approach
Policy TC3	Town Centre Function
Policy TC4	Non-Retail Frontage
Policy TC5	Window Displays
Policy TC6	Local Centres and Corner and Village Shops
Policy RST1	Recreational, sporting and tourist facilities.
Policy RST7	Recreational function of the Lee and Stort Navigation
Policy RST9	Carthage and Riverside Chalet Estates
Policy RST10A	Roydon Lodge Chalet Estate
Policy RST12	Leisure Plots
Policy RST11	Theydon Park Road and Curtis Mill Lane Chalet Estates
Policy RST12	Leisure Plots
Policy RST23	Outdoor Leisure Uses in the LVRP
Policy RST24	Design and Location of Development in the LVRP
Policy RST25	Glen Faba and Roydon Mill Leisure Park
Policy RST36	Leisure Chalets at Glen Faba
Policy RST32	Leisure Caravans and Camping
Policy GB10	Development in the Lee Valley Regional Park

Chapter 4: District Wide Policies - Transport

Draft Policy T 1	Sustainable Transport Choices
Draft Policy T 2	Safeguarding of routes and facilities

Policies to be replaced:

Policy ST1	Location of Development
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Policy ST2	Accessibility of Development
Policy ST3	Transport Assessments
Policy ST4	Road Safety
Policy ST5	Sustainable Travel Plans
Policy ST6	Vehicle Parking
Policy ST7	New Roads and Extensions or Improvements to Existing Roads
Policy ST8	Epping to Ongar Line
Policy ST9	Stansted Aerodrome Safeguarding.

Chapter 4: District Wide Policies – natural environment and green infrastructure

Draft Policy DM 1 Habitat protection and improving biodiversity

Policies to be replaced:

Policy NC1	SPAs, SACs, and SSSIs
Policy NC2	County Wildlife Sites
Policy NC3	Replacement of lost habitat
Policy NC4	Protection of established habitat
Policy NC5	Promotion of Nature Conservation Schemes

Draft Policy DM 2 Landscape character and ancient landscapes

Policies to be replaced:

Policy LL1	Rural Landscape
Policy LL2	Inappropriate Rural Development
Policy LL3	Edge of settlement
Policy LL4	Agricultural/Forestry Related Development
Policy HC2	Ancient Landscapes

Draft Policy DM 3 Epping Forest SAC and the Lee Valley SPA

Policies to be replaced:

Policy HC2	Ancient Landscapes
Policy HC5	Epping Forest

Draft Policy DM 4 Accessible Green Spaces and corridors

Policies to be replaced:

None. This is a new policy.

Draft Policy DM 5 Green Infrastructure: Design of Development

Policies to be replaced:

Policy LL3	Edge of Settlement
Policy LL7	Planting, Protection and Care of Trees
Policy LL8	Works to Preserved Trees (and relevant Legislation)

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Policy LL9	Felling of Preserved Trees (and relevant Legislation)
Policy LL10	Adequacy of provision for Landscape Retention
Policy LL11	Landscaping Schemes
Policy LL12	Street Trees
Policy LL13	Highway/Motorway Schemes
Policy RST2	Enhance Rights of Way Network
Policy RST3	Loss or diversion of rights of way

The remainder of the policy is new.

Draft Policy DM 6 Designated and undesignated

Policies to be replaced:

Policy DBE7	Public open space
Policy LL5	Protection of urban open spaces
Policy LL6	Partial protection of urban open spaces
Policy RST13	Allotments
Policy RST14	Playing Fields

Chapter 4: District Wide Policies – historic environment

Draft Policy DM 7 Heritage Assets

Policies to be replaced:

Policy HC1	Scheduled monuments and other archaeological Sites
Policy HC3	Registered parkland
Policy HC6	Character, appearance and setting of conservation areas
Policy HC7	Development within conservation areas
Policy HC9	Demolition in conservation areas
Policy HC10	Works to listed buildings
Policy HC11	Demolition of listed buildings
Policy HC12	Development affecting the setting of listed buildings
Policy HC13	Change of use of listed buildings
Policy HC13A	Local List of Buildings
Policy HC14	Copped Hall, Epping (to be covered through site allocation)
Policy HC16	Former Royal Gunpowder Factory Site, Waltham Abbey (to be covered by site allocation)
Policy HC17	Approval of details of demolition
Policy RST28	Character and Historic Interest of North Weald Airfield
Policy GB18	The former radio station site at North Weald Bassett

Draft Policy DM 8 Heritage at Risk

Policies to be replaced:

None – this is a new policy.

Chapter 4: District Wide Policies - design

Draft Policy DM 9 High Quality Design

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Policies to be replaced:

Policy CP4	Energy Conservation
Policy CP5	Sustainable Building
Policy CP9	Sustainable Transport
Policy DBE1	Design of New Buildings
Policy DBE2	Effect on neighbouring properties
Policy DBE3	Design in Urban Areas
Policy DBE4	Design in the Green Belt
Policy DBE9	Loss of amenity
Policy RST19	Design Layout and Landscaping of Golf Courses
Policy RST20	New Buildings for Golf Courses
Policy CF10	Public Art

Draft Policy DM 10 Housing Design and Quality

Policies to be replaced:

Policy DBE5	Design and Layout of New Development
Policy DBE6	Car Parking in New Development
Policy DBE7	Public Open Space
Policy DBE8	Private amenity space
Policy DBE10	Residential Extensions
Policy DBE11	Sub Division of Properties

Draft Policy DM 11 Waste Recycling facilities on new development

Policies to be replaced:

None

Draft Policy DM 12 Subterranean, basement development and lightwells

Policies to be replaced:

None

Draft Policy DM 13 Advertisements

Policies to be replaced:

DBE13	Advertisements
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Draft Policy DM 14 Shopfronts and on street dining

Policies to be replaced:

DBE12	Shopfronts
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Chapter 4: District Wide Policies – climate change and environmental policies

Draft Policy DM 15 Managing and Reducing Flood Risk

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Policies to be replaced:

Policy U2A	Development in flood risk areas
Policy U2B	EFDC Flood risk assessment zones
Policy U3A	Catchment effects.

Draft Policy DM 16 Sustainable Drainage Systems

Policies to be replaced:

Policy U3B	Sustainable Drainage Systems
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Draft Policy DM 17 Protecting and enhancing watercourses and flood defences

Policies to be replaced:

Policy U2A	Development in flood risk areas
Policy U3A	Catchment effects.

Draft Policy DM 18 On site management of waste water and water supply

Policies to be replaced:

Policy U1	Infrastructure adequacy.
Policy RP3	Water Quality

Draft Policy DM 19 Sustainable Water Use

Policies to be replaced:

None – this is a new policy.

Draft Policy DM 20 Low Carbon and Renewable Energy

Policies to be replaced:

Policy CP10	Renewable Energy Schemes
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Draft Policy DM 21 Local environmental impacts, pollution and land contamination

Policies to be replaced:

Policy RP4	Contaminated land
Policy RP5A	Adverse environmental impacts
Policy RP6	Hazardous substances and installations
Policy RST21	Lighting for Driving Ranges

Chapter 5: The Places

Draft Policies P 1 to P 13

Draft Policy P 1	Epping
Draft Policy P 2	Loughton
Draft Policy P 3	Waltham Abbey
Draft Policy P 4	Chipping Ongar
Draft Policy P 5	Buckhurst Hill
Draft Policy P 8	Theydon Bois
Draft Policy P 9	Roydon
Draft Policy P 10	Nazeing
Draft Policy P 11	Thornwood
Draft Policy P 12	Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots

Policies to be replaced:
Policy CP6

Achieving Sustainable Urban Development Patterns

In addition:

Draft Policy P 6

North Weald Bassett

Policies to be replaced:
Policy RST28
Policy RST29

Character and Historic Interest of North Weald Airfield
New Buildings on North Weald Airfield.

Draft Policy P 7

Chigwell

Policies to be replaced:
Policy GB19

Grange Farm, Chigwell

Chapter 6: Delivery

Draft Policy D 1

Delivery of Infrastructure

Policies to be replaced:
Policy I1A

Planning obligations

Draft Policy D 2

Essential Facilities and Services

Policies to be replaced:
Policy CF2
Policy CF3
Policy CF5
Policy CF6

Policy CF7

Health care facilities
Redevelopment of health care facilities
Educational buildings outside the green belt
Redevelopment/ change of use of educational facilities outside
the Green Belt
Site of Former Ongar Comprehensive School

Draft Policy D3 Utilities

Policies to be replaced:

Policy U1 Infrastructure adequacy

Draft Policy D4 Community, Leisure and Cultural Facilities

Policies to be replaced:

Policy CF8 Public Halls and Places of Religious Worship
Policy CF12 Retention of Community Facilities
Policy RST1 Recreational, sporting and tourist facilities.
Policy RST4 Horse Keeping
Policy RST5 Stables
Policy RST8 Play areas
Policy RST6 Fishing Lakes
Policy RST13 Allotments
Policy RST14 Playing Fields
Policy RST15 Facilities in rural settlements
Policy RST16 Golf Course Location
Policy RST17 Golf Courses on Derelict or Despoiled Land
Policy RST18 Pay and Play/ Simple Golf Courses
Policy RST22 Potentially Intrusive Activities
Policy RST23 Outdoor Leisure Uses in the LVRP
Policy RST27 North Weald Airfield Leisure Centre
Policy GB18 The former radio station site at North Weald Bassett
Policy I3 Replacement Facilities

Draft Policy D 5 Communications Infrastructure

Policies to be replaced:

Policy U5 Masts and aerials under 15m
Policy U6 Other masts and aerials.

Draft Policy D 6 Neighbourhood Planning

Policies to be replaced:

None

Draft Policy D 7 Monitoring and Enforcement

Policies to be replaced:

Policy I4 Enforcement procedures