

Epping Forest District Council

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COMBINED POLICIES

OF EPPING FOREST DISTRICT
LOCAL PLAN (1998) AND ALTERATIONS (2006)

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Mapping Information

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CORE POLICIES

POLICY CP1 - ACHIEVING SUSTAINABLE DEVELOPMENT OBJECTIVES

Planning powers and actions will be used to:

- (i) avoid, or at least minimise, impacts of development upon the environment, particularly in ways likely to affect future generations. Where negative impacts cannot be avoided, compensatory measures will be required to offset such impacts, taking into account that social and economic activities depend upon the maintenance of a stable and healthy environment for their continuance;
- (ii) secure the provision of sufficient types and amounts of housing accommodation, and different facilities, to meet the needs of the local population, and to retain and improve land resources to meet the recreational and countryside needs of the metropolitan area;
- (iii) give effect to the Epping Forest Community Strategy (produced by the Local Strategic Partnership) which is in force at the time;
- (iv) meet the employment needs of those who are unemployed and secure/achieve a mix of local employment and commercial activities that both meet local needs and reduce the need to travel, and reduce reliance on use of the private car;
- (v) avoid further commuting, especially where it is dependent upon private car use;
- (vi) help achieve prudent use of natural resources; and
- (vii) minimise the use of non-renewable resources, including greenfield land.

POLICY CP2 – PROTECTING THE QUALITY OF THE RURAL AND BUILT ENVIRONMENT

The quality of the rural and built environment will be maintained, conserved and improved by:

- (i) sustaining and enhancing the rural environment, including conserving countryside character, in particular its landscape, wildlife and heritage qualities, and protecting countryside for its own sake;
- (ii) enhancing and managing, by appropriate use, land in the Metropolitan Green Belt and urban fringe;
- (iii) retaining the best and most versatile land for agriculture;
- (iv) safeguarding and enhancing the setting, character and townscape of the urban environment;
- (v) preserving and enhancing the biodiversity and networks of natural habitats of the area, including river and wildlife corridors and other green chains;
- (vi) giving priority to protecting and enhancing areas designated as having intrinsic environmental quality at international, national and strategic levels, in compliance with policy NC1 and PPS9;
- (vii) managing the demand for water resources and sewerage infrastructure by controlling the location, scale and phasing of development so as to protect environmental and wildlife interests.

POLICY CP3 – NEW DEVELOPMENT

In considering planning applications and in allocating land for development, the Council will require the following criteria to be satisfied:

- (i) the development can be accommodated within the existing, committed or planned infrastructure capacity of the area (or that sufficient new infrastructure is provided by the new development/developer);
- (ii) the development is accessible by existing, committed or planned sustainable means of transport;
- (iii) sequential approaches have been used to ensure that appropriate types of development, redevelopment or intensification of use take place at suitable locations;
- (iv) the achievement of a more sustainable balance between local jobs and workers;
- (v) the scale and nature of development is consistent with the principles of sustainability and respects the character and environment of the locality.

The Council may use Planning Obligations to ensure these criteria are satisfied.

POLICY CP4 – ENERGY CONSERVATION

All new built development should incorporate principles of energy conservation in relation to the design, massing, siting, orientation and layout of buildings. 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 where appropriate. These principles should also apply to the conversion or re-use of existing sites and buildings.

POLICY CP5 – SUSTAINABLE BUILDING

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:

- (i) reduce fuel use and greenhouse gas emissions (e.g. heat recovery, passive solar gain, cycle parking/storage, links with footpath and cycle networks to encourage sustainable transport);
- (ii) minimise overall energy use and input of raw materials (e.g. building form, orientation, thermal mass, fenestration, natural ventilation, landscaping to create shelterbelts, use/re-use of construction materials);
- (iii) encourage efficient use of water and recycling of waste (e.g. enable use of greywater and collection of rainwater, incorporation of water efficient appliances within the development, provision of facilities and space for waste recycling and composting);
- (iv) incorporate renewable energy facilities or schemes;

- (v) adopt methods to protect wildlife habitats, trees and other landscape features during construction and which minimise disturbance to adjoining landowners and local amenities.

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.

POLICY CP6 – ACHIEVING SUSTAINABLE URBAN DEVELOPMENT PATTERNS

Development and economic growth will be accommodated in a sustainable manner which counters trends to more dispersed patterns of living, employment and travel by:

- (i) giving the emphasis to improving the quality of life in urban areas, making them more attractive places in which to live, work, shop, spend leisure time and invest, and achieving a significant enhancement of the vitality and viability of the urban environment;
- (ii) concentrating new economic and housing development and redevelopment within urban areas by maximising the use of spare capacity in terms of land, buildings and infrastructure;
- (iii) applying a sequential approach when considering development proposals so as to give preference to development within urban areas;
- (iv) giving priority to infrastructure and transport proposals that will facilitate the development and regeneration of urban areas and increase choice of sustainable means of transport;
- (v) reducing disparities between the economic prospects of different parts of the local plan area;
- (vi) seeking to achieve a better balance between housing and employment provision within local areas;
- (vii) promoting mixed use neighbourhood developments;
- (viii) seeking appropriate recreational provision including access to the countryside.

POLICY CP7 – URBAN FORM AND QUALITY

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 and improved as attractive places in which to live, work and visit. Where the existing urban fabric provides for high quality in design and local environment by virtue of its existing character, open land uses and buildings and areas of architectural, historic and archaeological importance, this will be strongly protected and enhanced. New development in all urban areas which results in over-development, unsympathetic change or loss of amenity will not be permitted. Subject to those considerations, existing built-up areas will be used in the most efficient way to accommodate new development by the:

- (i) recycling of vacant, derelict, degraded and under-used land to accommodate new development;

- (ii) re-use of existing buildings by refurbishment, conversions, changes of use and extensions;
- (iii) re-use of urban sites, which are no longer appropriate to their existing or proposed use in the foreseeable future, for alternative land uses; and
- (iv) use of higher densities where compatible with the character of the area concerned and urban design controls.

POLICY CP8 – SUSTAINABLE ECONOMIC DEVELOPMENT

Provision will be made for economic, commercial and housing development and transport investment which will:

- (i) facilitate economic regeneration in areas of relative social deprivation to reduce disparities in economic success across the district;
- (ii) reflect capacity and result in balanced and sustainable economic and housing growth in urban areas and across the district as appropriate;
- (iii) within the rural areas, make provision for environmentally and economically sustainable activities and adequate housing to encourage renewal and maintain vitality;
- (iv) encourage local economic diversity;
- (v) encourage the development of appropriate high value-added economic activities where this is economically beneficial and environmentally acceptable;
- (vi) satisfy other plan policies.

POLICY CP9 – SUSTAINABLE TRANSPORT

Where appropriate, development schemes will be required to:

- (i) provide for a sustainable and integrated transportation system;
- (ii) include investment in transport infrastructure to facilitate and support economic success;
- (iii) promote and provide for sustainable means of transport, especially to key community facilities, particularly by public transport, cycling and walking;
- (iv) improve and make the best use of existing infrastructure, including demand management and reducing the need to travel;
- (v) ensure access by all sectors of the community, including the mobility impaired and the economically disadvantaged;
- (vi) improve passenger transport services;
- (vii) provide for a safe and efficient transportation network that improves the accessibility of local communities.

POLICY CP10 – RENEWABLE ENERGY SCHEMES

Proposals for renewable energy schemes will be permitted provided there is no significantly adverse effect upon :

- (i) existing land uses from loss of visual amenity, noise, pollution or odour;
- (ii) the local highway network including the convenience and safety of road users;
- (iii) telecommunications networks, radar installations and flight paths for aircraft;
- (iv) sites of importance for nature conservation (i.e. statutory and locally designated sites), conservation areas, scheduled ancient monuments and other nationally important remains and their settings, listed buildings and their settings, or landscape character.

In granting permission for a scheme the Council may require, by use of Section 106 Obligations and /or planning conditions, 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) that the application site is fully returned to a condition appropriate for its previous use when or if the scheme is decommissioned or becomes redundant.

GREEN BELT

POLICY GB1 – GREEN BELT BOUNDARY

The boundary of the Metropolitan Green Belt in this district is as defined on the Proposals Map.

POLICY GB2A – DEVELOPMENT IN THE GREEN BELT

Planning permission will not be granted for the use of land or the construction of new buildings or the change of use or extension of existing buildings in the Green Belt unless it is appropriate in that it is:

- (i) for the purposes of agriculture, horticulture, or forestry; or
- (ii) for the purposes of outdoor participatory sport and recreation or associated essential small-scale buildings; or
- (iii) for the purposes of a cemetery; or
- (iv) for other uses which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in the Green Belt; or
- (v) a dwelling for an agricultural, horticultural or forestry worker in accordance with policy GB17A; or
- (vi) a replacement for an existing dwelling and in accordance with policy GB15A; or
- (vii) a limited extension to an existing dwelling that is in accordance with policy GB14A; or
- (viii) in accordance with another Green Belt policy.

POLICY GB4 – EXTENSIONS OF RESIDENTIAL CURTILAGES

The extension of the curtilage of a residential property which involves an incursion into the Green Belt will be permitted only where the Council is satisfied that;

- (i) it would not have an adverse effect upon the open character of the landscape; and
- (ii) it would relate well to the curtilages of any adjoining residential properties; and
- (iii) it would not be excessive in size.

In granting planning permission for any such development the Council may:

- (a) withdraw permitted development rights for the area concerned in respect of building and hard surfaces; and
- (b) impose appropriate planning conditions.

POLICY GB5 – RESIDENTIAL MOORINGS AND NON-PERMANENT DWELLINGS

Within the Green Belt, the Council will refuse planning permission for:

- (i) the creation, or use, of moorings for permanent residential accommodation; or

- (ii) non-permanent dwellings, including mobile homes and caravans, except as replacements within the existing residential caravan sites shown on the Proposals Map.

POLICY GB6 – GARDEN CENTRES

Within the Green Belt the Council will not grant planning permission for the use of land for, or erection of buildings for use as, a garden centre.

POLICY GB7A – CONSPICUOUS DEVELOPMENT

The Council will refuse planning permission for development conspicuous from within or beyond the Green Belt which would have an excessive adverse impact upon the openness, rural character or visual amenities of the Green Belt.

POLICY GB8A - CHANGE OF USE OR ADAPTATION OF BUILDINGS

The Council will grant planning permission for the change of use and adaptation of a building in the Green Belt, provided all the following criteria are met:

- (i) the building is of permanent and substantial construction, capable of conversion without major or complete reconstruction, and is in keeping with its surroundings in terms of form, bulk and general design; and
- (ii) the use would not have a materially greater impact than the present use on the Green Belt and the purpose of including land in it; and
- (iii) the use and associated traffic generation would not have a significant detrimental impact on the character or amenities of the countryside; and
- (iv) the Council is satisfied that works within the last ten years were not completed with a view to securing a use other than that for which they were ostensibly carried out; and
- (v) the use will not have a significant adverse impact upon the vitality and viability of a town centre, district centre, local centre or village shop.

In seeking to promote a living and working countryside preference will be given to employment generating uses such as recreation, tourism, small workshops and storage. Proposals which involve a significant amount of vehicle parking, commuting (especially by car) or open storage will be refused permission. Wherever possible, conversions will employ sustainable design and construction techniques as required by policy CP4.

POLICY GB9A - RESIDENTIAL CONVERSIONS

Residential conversions of rural buildings worthy of retention will not be permitted unless the criteria in policy GB8A are met and:

- (i) it has been clearly proven by the applicant that business reuse in line with policy GB8A is unsuitable; or
- (ii) the residential conversion is a subordinate part of a scheme for business re-use; or
- (iii) it is for the purposes of agriculture, horticulture or forestry.

Conversion for residential use must not require such changes to buildings that their surroundings, external appearance, character and fabric could be unsympathetically or adversely affected. This includes features such as new curtilages, boundary treatment (including walls and fences), windows, door openings and chimneys. Where appropriate, permitted development rights will be removed to control potentially intrusive structures such as garages, sheds, hardstandings and domestic storage.

POLICY GB10 – DEVELOPMENT IN THE LEE VALLEY REGIONAL PARK

Within the area of Green Belt which lies in the Lee Valley Regional Park, uses which are necessary to enhance the function and enjoyment of the Park for its users will be granted planning permission provided that:

- (i) the developer shows, to the satisfaction of the Council, that the proposed site is the most appropriate one for that activity;
- (ii) any built development associated with the provision of recreation or nature conservation facilities will be kept to the minimum necessary.

POLICY GB11 – AGRICULTURAL BUILDINGS

Planning permission will be granted for agricultural buildings provided that the proposals:

- (i) are demonstrably necessary for the purposes of agriculture within that unit;
- (ii) would not be detrimental to the character or appearance of the locality or to the amenities of nearby residents;
- (iii) would not have an unacceptable adverse effect on highway safety or, with regard to water quality and supply, any watercourse in the vicinity of the site;
- (iv) would not significantly threaten any sites of importance for nature conservation.

POLICY GB13 – SUBDIVISION OF HOUSES

The Council may permit the subdivision of existing large houses in the Green Belt into two or more dwellings. In so doing the Council may take into account:

- (i) the suitability of the proposed new units and their curtilages in terms of living space, garden space, privacy, access, car parking, and other residential amenities;
- (ii) the desirability of preserving a building of historic or architectural interest which is otherwise shown to face imminent dereliction or demolition;
- (iii) whether the appearance of the countryside would be impaired; and
- (iv) accessibility to employment, schools, shops, community services and public transport.

The Council will remove certain permitted development rights from the resulting dwellings.

POLICY GB14A – RESIDENTIAL EXTENSIONS

Within the Green Belt, limited extensions (including conservatories) to existing dwellings may be permitted where:

- (i) the open character and appearance of the Green Belt will not be impaired; and
- (ii) the character and appearance of the buildings in their settings will be enhanced or not unduly harmed; and
- (iii) they will not result in disproportionate additions of more than 40%, up to a maximum of 50m², over and above the total floorspace of the original building.

POLICY GB15A – REPLACEMENT DWELLINGS

The replacement of existing permanent dwellings in the Green Belt, on a one for one basis, may be permitted where the new dwelling will:

- (i) not be materially greater in volume than that which it would replace; and
- (ii) not have a greater impact on the openness of the Green Belt than the original dwelling; and
- (iii) not result in the size of the private or cultivated garden of the replacement dwelling exceeding that which it replaces.

Where the existing dwelling has already been extended, permitted development rights on the new dwelling will be removed to prevent further extensions or outbuildings.

POLICY GB16 – AFFORDABLE HOUSING

Planning permission may be granted for small-scale "affordable" housing schemes within the smaller settlements, as an exception to the normal policy of restraint, where the Council is satisfied that:

- (i) there is a demonstrable social or economic need for the accommodation in the locality which cannot be met in any other way and which can reasonably be expected to persist in the long term. An application would be expected to be supported by the local Parish Council and a proper appraisal of need;
- (ii) the development is well-related to the existing settlement and there is no detriment to the character of the village or the countryside, or to Green Belt objectives. Proposals involving extensions into the open countryside or the creation of ribbons or isolated pockets of development should be avoided. There should be no significant grounds for objection on highways, infrastructure or other planning grounds; and
- (iii) suitably secure arrangements will be made to ensure the availability of the accommodation, as built, for initial and subsequent local needs households whose total income is insufficient to enable them to afford to rent or buy a dwelling of a sufficient size on the open market.

POLICY GB17A – AGRICULTURAL, HORTICULTURAL AND FORESTRY WORKERS' DWELLINGS

The Council may grant planning permission for a dwelling for an agricultural, horticultural or forestry worker only where it is completely satisfied that: -

- (i) the dwelling is essential, taking into account the nature of the enterprise (e.g. presence or otherwise of livestock), possible reorganisation of the existing labour force, the potential offered by existing residential accommodation on the farm or holding, and the outcome of any approach made to the Council as housing authority under the Rent (Agriculture) Act 1976;
- (ii) if (i) is inconclusive, there is firm evidence of viability of the agricultural, horticultural or forestry enterprise concerned at the time of the application and of continued viability in the long term;
- (iii) genuine and sustained efforts to find alternative accommodation within reasonable travelling distance have proved unsuccessful (unless the accommodation is required to house a specialist worker who, by the nature of his or her job, needs to live on the farm or holding);
- (iv) the total floorspace does not exceed 150m²; and
- (v) planning permission for such a permanent dwelling will only be granted subject to:
 - (a) a planning condition to ensure that the dwelling is occupied by a person employed locally in agriculture, horticulture or forestry. That condition will not normally be removed on a subsequent application unless it is shown that the long-term needs for dwellings for agricultural workers, both on the particular farm or holding and in the locality, no longer warrant its reservation for that purpose; and
 - (b) the making, in appropriate circumstances, of a legal agreement ensuring that the dwelling shall not be sold or leased separately from the holding. Temporary dwellings may be permitted whilst the long-term viability of the enterprise is being established;
- (vi) where appropriate a condition will be imposed removing selected permitted development rights for development within the curtilage of a dwelling house and for minor operations.

POLICY GB17B – REMOVAL OF AGRICULTURAL OCCUPANCY CONDITIONS

The removal of agricultural occupancy conditions will not be permitted unless it has been clearly demonstrated that: -

- (i) there is no longer a functional need for the dwelling on the holding; and
- (ii) there is no longer a need for this type of dwelling in the locality; and
- (iii) the dwelling has been marketed with its agricultural occupancy status made clear throughout (with records of responses kept) for a minimum of one year. The marketing must include:
 - (a) 'for sale' signage visible from the highway; and
 - (b) local newspaper advertising on a regular basis throughout the marketing period; and

- (c) national or regional advertising in specialist agricultural publications on a regular basis throughout the marketing period; and
- (d) the asking price for the dwelling being at least 40% below its general housing market value;

- (iv) a survey of the agricultural community is carried out to assess the existing agricultural need in the locality for the dwelling.

POLICY GB18 – THE FORMER RADIO STATION SITE AT NORTH WEALD BASSETT

Proposals for the reuse and development of the site of the former radio station at North Weald Bassett will be required to:

- (i) maintain and improve public access for walkers and horse-riders;
- (ii) maintain the openness, rurality and tranquillity of the area, and make provision for a pocket park within easy access of the village;
- (iii) respect the setting of the scheduled ancient monument (including the demolition and removal of the adjacent radio station buildings) with landscape improvements;
- (iv) make provision for a pay-and-play golf course;
- (v) make provision for any necessary flood alleviation scheme;
- (vi) retain the bowling club and its facilities or ensure their replacement;
- (vii) maintain the green wedge leading towards North Weald station.

The Council may grant planning permission for development east of Station Road, as replacement for the former radio station buildings, in the context of an acceptable scheme for the whole site which satisfied criteria (i)-(vii) above.

POLICY GB19 – GRANGE FARM, CHIGWELL

The Council may grant planning permission for the development of the site of Grange Farm, Chigwell (identified on the Proposals Map) provided that:

- (i) any new or replacement development is limited to the existing area of built development;
- (ii) the remainder of the site remains generally open in nature;
- (iii) a suitable area for nature conservation with open public access for informal recreation is provided;
- (iv) the scheme incorporates:
 - (a) a public right of way through the site as part of a route across the Roding Valley; and
 - (b) adequate and appropriate facilities for the interpretation of the Roding Valley Local Nature Reserve.

HERITAGE CONSERVATION

POLICY HC1- SCHEDULED MONUMENTS AND OTHER ARCHAEOLOGICAL SITES

On sites of known or potential archaeological interest, planning permission will only be granted for development which would not adversely affect nationally important remains, whether scheduled or not, or their settings. The Council will also require:

- (i) the results of an archaeological evaluation to be submitted as part of any application;
- (ii) the preservation in situ, and provision for appropriate management, of those remains and their settings considered to be of particular importance;
- (iii) provision for recording and/or excavation by a competent archaeological organisation prior to the commencement of development, where in situ preservation is not justified.

POLICY HC2- ANCIENT LANDSCAPES

The Council will not grant planning permission for development which could adversely affect the nature and physical appearance of ancient landscapes (identified as such on the Proposals Map).

POLICY HC3- REGISTERED PARKLAND

The Council will not grant planning permission for development which could adversely affect the areas of registered parkland (identified as such on the Proposals Map).

POLICY HC4- PROTECTED LANES, COMMONS AND VILLAGE GREENS

The Council will not grant planning permission for any development which would damage or be detrimental to the historic or landscape character of protected lanes (identified as such on the Proposals Map), commons or village greens.

POLICY HC5- EPPING FOREST

The Council will not grant planning permission for any development or use which could prejudice the historic nature and wildlife value of Epping Forest (identified on the Proposals Map) or its function as open space for the purposes of public enjoyment.

POLICY HC6- CHARACTER, APPEARANCE AND SETTING OF CONSERVATION AREAS

Within or adjacent to a conservation area, the Council will not grant planning permission for any development, or give listed building consent or consent for works to trees, which could be detrimental to the character, appearance or setting of the conservation area.

POLICY HC7- DEVELOPMENT WITHIN CONSERVATION AREAS

Within conservation areas, all development and materials will be required to be of a particularly high standard to reflect the quality of the environment. Development should:

- (i) be sympathetic to the character and appearance of the conservation area in terms of scale, density, massing, height, layout, building line, landscape and access;

- (ii) have traditional pitched roofs and create a roofscape with sufficient features to provide an appropriate degree of visual interest in keeping with the character of the conservation area;
- (iii) be composed of facing materials chosen from the traditional range used in the district;
- (iv) have facades which:
 - (a) provide an appropriate balance between horizontal and vertical elements, and proportions of wall to window area;
 - (b) incorporate a substantial degree of visual intricacy, compatible with that of the facades of historic buildings; and
- (v) where applicable, be of a scale compatible with any adjacent historic buildings.

POLICY HC9- DEMOLITION IN CONSERVATION AREAS

The Council will only grant consent for the demolition of a building in a conservation area where the building does not make a significant contribution to the character and appearance of that area, or where the redevelopment proposal preserves or enhances that character or appearance. Any consent may be subject to:

- (i) planning permission having already been granted for the redevelopment of the site; and,
- (ii) a legal agreement that the building is not demolished before a contract for the redevelopment of the site has been made.

POLICY HC10- WORKS TO LISTED BUILDINGS

The Council will not give consent for works to the interior or exterior of a listed building which could detract from its historic interest or architectural character and appearance.

POLICY HC11- DEMOLITION OF LISTED BUILDINGS

The Council will not give consent for the demolition of a listed building unless it can be shown, to the satisfaction of the Council, that there are very exceptional circumstances as to why the building cannot be retained and returned to an appropriate use.

POLICY HC12- DEVELOPMENT AFFECTING THE SETTING OF LISTED BUILDINGS

The Council will not grant planning permission for development which could adversely affect the setting of a listed building.

POLICY HC13- CHANGE OF USE OF LISTED BUILDINGS

The adaptation or conversion of a listed building to a new use may be permitted where:

- (i) this can be shown to be the only way to retain the special architectural or historic interest of the building; and

- (ii) any proposed alterations respect and conserve the internal and external characteristics of the building and do not diminish its special architectural or historic interest; and
- (iii) the immediate and wider landscape settings of the building are respected.

Substantial reconstructions or extensions, and sub-divisions into more than one unit will not be permitted. Conditions may be imposed to control land use or development rights associated with the converted building.

POLICY HC13A – LOCAL LIST OF BUILDINGS

The Council will prepare a list of buildings of local architectural or historic importance (the 'Local List'). Maintenance of these buildings will be encouraged and they will receive special consideration in the exercise of the development control process.

POLICY HC14- COPPED HALL, EPPING

The Council will encourage proposals for the restoration and/or reuse of Copped Hall and its outbuildings (identified on the Proposals Map) provided that:

- (i) the Hall is preserved as the major feature in the landscape;
- (ii) key buildings and structures are preserved through restoration or conversion and reuse either for their original purpose, or to a use which enhances the character and appearance of the conservation area;
- (iii) there is no adverse effect on the special architectural interest or historic integrity of the site, its buildings and other structures;
- (iv) provision is made for:
 - (a) the interpretation of the heritage value of the site; and
 - (b) appropriate enhancement, management and maintenance of the gardens and grounds; and
 - (c) controlled public access;
- (v) traffic circulation within the property follows historically correct routes;
- (vi) there is no adverse effect on the historical interest and character of Copped Hall Park or on its ability to fulfil its purpose as support land to Epping Forest.

POLICY HC16- FORMER ROYAL GUNPOWDER FACTORY SITE, WALTHAM ABBEY

The Council will encourage proposals for the restoration and reuse of the buildings on the former Royal Gunpowder Factory site (identified on the Proposals Map) provided that:

- (i) the proposals relate to the use of the whole site and recognise its unique heritage and nature conservation value;
- (ii) the key buildings and structures are preserved through sensitive conversion and reuse;

- (iii) the proposals incorporate satisfactory decontamination measures;
- (iv) a gunpowder heritage museum/interpretation centre is created with associated visitor/education facilities on site; and
- (v) the amount and location of any new development is justified, to the Council's satisfaction, as either:-
 - (a) replacement of existing buildings not subject to (ii) above; or
 - (b) an essential component of an acceptable plan for the whole site.

POLICY HC17- APPROVAL OF DETAILS OF DEMOLITION

In deciding whether to require an application for demolition work and in determining such an application the Council will have regard to:-

- (i) the visual sensitivity and prominence of the site in its surroundings;
- (ii) the proximity to dwellings and likely noise or other nuisances; and
- (iii) any other site-specific circumstances.

NATURE CONSERVATION

POLICY NC1- SPAs, SACs, AND SSSIs

The Council will refuse planning permission for any development or land use change which could directly or indirectly destroy or adversely affect a Site of Special Scientific Interest. The Council will comply with the U.K.'s international obligations for those SSSIs designated or proposed as Special Protection Areas or Special Areas of Conservation.

POLICY NC2- COUNTY WILDLIFE SITES

Development or land use change which could directly or indirectly destroy or have an adverse effect upon a County Wildlife Site will be refused unless it can be demonstrated that the reasons for the proposal clearly outweigh the need to safeguard the intrinsic nature conservation value of the site or feature.

POLICY NC3- REPLACEMENT OF LOST HABITAT

In cases where a County Wildlife Site will be harmed by, or lost to, development, the Council will expect satisfactory arrangements to be made for an alternative habitat of at least equivalent wildlife value.

POLICY NC4- PROTECTION OF ESTABLISHED HABITAT

Development proposals will be expected to make adequate provision for the protection, enhancement and suitable management of established habitats of local significance for wildlife. Such provision may be more stringent when there are known to be protected species either on the site or likely to be affected by the development.

POLICY NC5- PROMOTION OF NATURE CONSERVATION SCHEMES

The Council will encourage owners and occupiers of land to participate in schemes which promote the aims of nature conservation by:

- (i) adopting less intensive forms of land management;
- (ii) re-introducing traditional management techniques for existing wildlife habitats; and
- (iii) creating new habitats.

RECYCLING AND POLLUTION

POLICY RP3- WATER QUALITY

The Council, after consultation with the Environment Agency, and, as appropriate, British Waterways and Thames Water, will refuse permission for developments or activities which present an undue risk to the quality and quantity of:

- (i) groundwater; or
- (ii) water in rivers, canals, lakes, ponds or other water courses.

POLICY RP4- CONTAMINATED LAND

The Council will not grant planning permission for the development or reuse of land which it considers likely to be contaminated unless:

- (i) prior tests are carried out to establish the existence, type and degree of contamination; and
- (ii) if contamination is found, appropriate methods of treatment and monitoring are agreed with the Council, pollution authorities and water companies; and
- (iii) the agreed methods of treatment include measures to protect or recreate habitats of nature conservation interest.

POLICY RP5A – ADVERSE ENVIRONMENTAL IMPACTS

The Council will not grant planning permission for:

- (i) development where it could cause excessive noise, vibration, or air, ground water or light pollution for neighbouring land uses, protected wildlife species and habitats; or
- (ii) sensitive development such as housing (or other forms of residential occupation, including mobile homes and caravans), hospitals or schools which could be subject to either excessive noise from adjoining land uses or traffic (road, rail and air), or other forms of adverse environmental conditions such as air pollution;

except where it is possible to mitigate the adverse effects by the imposition of appropriate conditions.

POLICY RP6- HAZARDOUS SUBSTANCES AND INSTALLATIONS

The Council will not grant planning permission for the storage of hazardous substances or for the construction of hazardous installations unless it is satisfied that the proposal will not create new, or add to existing, environmental, health or safety hazards.

HOUSING

POLICY H1A - HOUSING PROVISION

As the Replacement Structure Plan target of 2,400 (net) houses during the period 1996-2011 has already been substantially exceeded, no further provision for housing land is made by this plan.

POLICY H2A - PREVIOUSLY DEVELOPED LAND

The re-use of previously developed land will be encouraged when considering residential and mixed use (including residential) development schemes. The Council will seek to deliver at least 70% of all new housing on previously developed sites. A plan, monitor, manage approach will be taken to meet adopted targets.

POLICY H3A - HOUSING DENSITY

New housing developments will achieve a net site density of at least 30 - 50 dwellings per hectare, unless the following factors dictate otherwise:

- (i) the size and shape of the site, including any significant heritage, landscape or wildlife features;
- (ii) the character and density of any surrounding development;
- (iii) the impact of development on the residential amenity of adjoining dwellings;
- (iv) where appropriate, the impact of the development on the wider settlement, including long distance views;
- (v) the need to provide well designed public space and parking facilities; and
- (vi) good quality design and layout.

POLICY H4A - DWELLING MIX

The Council will require that provision is made for a range of dwellings, including an appropriate proportion of smaller dwellings, to meet identified housing need on a site-by-site basis. This mix should be reflected in both market housing and affordable housing. When considering extensions to, conversions or amalgamations of, existing dwellings, needs identified in the latest Housing Needs Survey will be considered to ensure that an adequate mix of dwellings is maintained. The Council may therefore refuse planning permission for extensions to, or conversions of, existing dwellings where the result will adversely affect the range and mix of dwellings available.

POLICY H5A - PROVISION FOR AFFORDABLE HOUSING

On all suitable development sites the Council will seek an appropriate number and type of affordable dwellings. Suitability will be based upon:

- (i) the overall level, nature and distribution of housing need in the district;
- (ii) the size and characteristics of the site;
- (iii) the type of affordable housing required and the type of dwellings proposed on the site;

- (iv) the dispersal of any affordable housing throughout the site;
- (v) the nature of any adjacent housing; and
- (vi) the proximity of the site to public transport and accessibility to facilities.

POLICY H6A - SITE THRESHOLDS FOR AFFORDABLE HOUSING

- (i) In settlements where the population is greater than 3,000, provision of affordable housing will be expected in all applications for residential or mixed use (including residential) development, where:
 - (a) the site is 0.5 of a hectare or above; or
 - (b) 15 or more dwellings will be provided.
- (ii) In settlements with a population of 3,000 or less, and where policy GB16 of this plan does not apply, affordable housing will be sought where applications are made for:
 - (a) two or more dwellings on a greenfield site, and the site is 0.1ha or larger; or
 - (b) three or more dwellings on a previously developed site, and the site is 0.2ha or larger.

This distinction is intended to recognise the likely difference in site purchase and preparation costs. These thresholds will apply unless it can be proven that viability of development or need for affordable housing justify relaxation of the requirement.

POLICY H7A - LEVELS OF AFFORDABLE HOUSING

- (i) On all suitable development sites in settlements with a population of 3,000 or greater, the Council will seek the provision of at least 40% of the total number of units to be affordable, based upon surveys of housing need.
- (ii) Where the population of a settlement is less than 3,000, and in conjunction with policy H6A(ii) above, affordable housing will be sought as follows:
 - (a) 50% of the total of new dwellings on a greenfield site;
 - (b) on a previously developed site, 33% where an application is made for three units, and 50% for applications of four or more new dwellings.

As with policy H6a(ii), this distinction is intended to make allowance for the likely difference in costs of previously developed and greenfield sites. The levels will apply unless it can be shown that they are inappropriate or that they make a scheme economically unfeasible.

POLICY H8A - AVAILABILITY OF AFFORDABLE HOUSING IN PERPETUITY

New affordable housing will be required to be subject to:

- (i) it being available only to those households who would otherwise not be able to afford to rent or buy a dwelling of sufficient size on the open market in the district; and
- (ii) suitably secure arrangements to ensure that its provision is satisfactorily phased as part of the overall development and that agreements are in place to ensure the

accommodation continues to meet the needs of such households beyond the first occupier.

POLICY H9A – LIFETIME HOMES

On developments providing 10 or more new homes the Council will seek to secure that not less than 10% are constructed in accordance with the lifetime homes standards of the Joseph Rowntree Foundation.

POLICY H10A - GYPSY CARAVAN SITES

In determining planning applications for gypsy caravan sites within the Green Belt, the Council will have regard to:

- (i) whether there are any special circumstances which would justify an exception to the Green Belt policies of restraint, and;
- (ii) the impact on the openness of the Green Belt and the character and appearance of the countryside.

POLICY H11A - TRAVELLING SHOWPEOPLE

The Council will not allow the development of any further "winter quarters" for travelling showpeople in the district unless the applicants are able to demonstrate, to the satisfaction of the Council, that:

- (i) there is a demonstrable local need for this facility which cannot be met elsewhere; and
- (ii) the proposed development would not lead to an excessive adverse effect upon the character and appearance of the Green Belt.

EMPLOYMENT

POLICY E1- EMPLOYMENT AREAS

Within the existing employment areas subject to this policy (as identified on the Proposals Map) the Council will grant planning permission for the redevelopment or extension of existing premises for business, general industrial and warehouse uses. The redevelopment of existing sites or premises or their change of use to uses other than business, general industry or warehousing will not be permitted.

POLICY E2- REDEVELOPMENT/ EXTENSION OF PREMISES FOR BUSINESS AND GENERAL INDUSTRIAL USES

Within the existing employment areas subject to this policy (as identified on the Proposals Map) the Council will grant planning permission for the redevelopment or extension of existing premises for business and general industrial uses. The redevelopment of existing sites or premises or their change of use to uses other than business and general industry will not be permitted.

POLICY E3- WAREHOUSING (IN RESPECT OF E2)

In the areas subject to policy E2, the Council may grant planning permission for warehousing or distribution uses provided that it is satisfied that the firm can demonstrate:-

- (i) a particular need to locate there because of its existing or potential trading links locally; and
- (ii) that there are no suitable alternative sites available.

POLICY E4A – PROTECTION OF EMPLOYMENT SITES

Sites currently or last in use for employment but outside the defined employment areas will be safeguarded from redevelopment or change of use to other land-uses. Housing on redundant employment land will be regarded favourably but any changes to this or other land uses will only be permitted in circumstances where it has been shown by an independent appraisal that either:

- (i) the site is particularly poorly located in relation to housing or access by sustainable means; or
- (ii) there are material conflicts with adjoining land uses (e.g. by reason of noise, disturbance, traffic, environmental and amenity issues); or
- (iii) existing premises are unsuitable in relation to the operational requirements of modern business; or
- (iv) there is a demonstrable lack of market demand for employment use over a long period that is likely to persist during the plan period;

and there are very significant development or infrastructure constraints, making the site unsuitable or uneconomic to redevelop for employment purposes.

POLICY E4B – ALTERNATIVE USES FOR EMPLOYMENT SITES

Where it can be proven that there is no further need for employment uses on a particular site, the Council will permit alternative uses which fulfil other community needs and which satisfy other policies of the plan. Where there is an identified need for a particular facility the Council will have to be satisfied that the site is unsuitable for that use prior to considering the site for open market housing.

POLICY E5- EFFECT OF NEARBY DEVELOPMENTS

In determining planning applications for development in the proximity of established or proposed business, general industrial and warehousing uses the Council will have regard to:

- (i) any planning constraints that may eventually be placed on the use, or its successor, as a consequence of the development going ahead; and
- (ii) the desirability of the established use being retained.

POLICY E6- SITES FOR BUSINESS/ INDUSTRY/ WAREHOUSING

The following sites (identified on the Proposals Map) are allocated for development for business and/or general industrial and/or warehousing or distribution purposes:-

- (i) former parade ground and extension of existing employment area at North Weald Airfield; and
- (ii) Doe's site, Fyfield.

POLICY E7- SITES FOR BUSINESS/ INDUSTRY

The following sites (identified on the Proposals Map) are allocated for business and/or general industrial use:-

- (i) part of the former Royal Ordnance site, Waltham Abbey. Any development will need to meet the requirements of the detailed development brief for the whole site; and
- (ii) land at Langston Road, Loughton.

POLICY E8- SITES FOR SMALL BUSINESS/ INDUSTRY WORKSHOPS

The following sites (identified on the Proposals Map) are allocated for the provision of small workshop units, for business and general industrial uses:

- (i) land at Oakwood hill, Loughton; and
- (ii) part of the former Council depot, Rectory Lane, Loughton.

POLICY E10- TOWN CENTRE OFFICES

The Council will grant planning permission for offices within town centres (identified on the Proposals Map) provided that the development, in terms of the floor space proposed, is appropriate to its location and surroundings.

POLICY E11- EMPLOYMENT USES ELSEWHERE

The Council will not grant planning permission for business, industrial and warehouse and distribution development outside sites either allocated for, or with established use rights for, such purposes (unless in accordance with policy E12).

POLICY E12- SMALL SCALE BUSINESS/ WORKING FROM HOME

The Council will grant planning permission for small scale business activities outside the Green Belt, including (where necessary) consent for working from home, provided that the proposed development:

- (i) will not have a significantly adverse effect on either:
 - (a) the amenities of any nearby property; or
 - (b) the character of the surrounding area.

Any planning permission granted for working from home will:

- (ii) be subject to the development remaining subsidiary to the residential use; and
- (iii) relate solely to the person who occupies the dwelling and carries out the activity.

POLICY E12A – FARM DIVERSIFICATION

Proposals for diversification on farms will be permitted where the activities or uses will:

- (i) not involve significant or irreversible loss of the best and most versatile agricultural land; and
- (ii) re-use or adapt agricultural buildings in accordance with policy GB8A; and
- (iii) not undermine the role of existing employment sites, town centres or village shops; and
- (iv) not generate traffic movements, particularly of HGVs, which would significantly affect the character of the rural area, highway safety and the capacity of the rural road network; and
- (v) clearly demonstrate how the scheme will support the principal use of agriculture, forestry or horticulture.

To maintain the openness of the Green Belt the Council may impose a condition restricting any external storage (including the stationing of HGVs) in relation to the activities.

POLICY E13A - NEW AND REPLACEMENT GLASSHOUSES

Planning permission will be granted for new and replacement horticultural glasshouses within areas identified for this purpose on the Alterations Proposals Map. Glasshouses will not be permitted outside the areas subject to this policy unless the proposed development is either:

- (i) a replacement of, or a small-scale extension to, a glasshouse or nursery outside the areas identified on the Alterations Proposals Map; or
- (ii) necessary for the modest expansion of a glasshouse or existing horticultural undertaking on a site at the edge of an area identified on the Alterations Proposals Map which is unable to expand because all the available land in that designated area is occupied by viable glasshouse undertakings, and where there is no suitable land (including redundant glasshouse land) in this or the other glasshouse areas identified on the Alterations Proposals Map;

and in all cases the proposal will not have an adverse effect on the open character or appearance of the countryside.

POLICY E13B – PROTECTION OF GLASSHOUSE AREAS

The Council will refuse any application that it considers is likely to:

- (i) undermine its policy approach of concentrating glasshouses in clusters to minimise damage to visual amenity and loss of the openness of the Green Belt; and/or
- (ii) harm the future vitality and/or viability of the Lea Valley glasshouse industry.

POLICY E13C – PREVENTION OF DERELICTION OF NEW GLASSHOUSE SITES

When granting planning permission for new, replacement, or extensions to, glasshouses or other buildings including packhouses, and any ancillary activities or uses, the Council will require that these sites are fully returned to a condition appropriate for their previous use when or if the land is no longer used for glasshouse horticulture. Under-used or derelict glasshouses and other buildings including packhouses will not be considered suitable sites for the introduction of non-agricultural uses, at least until a future review of the plan.

POLICY E14- SEEK RELOCATION/ DISCONTINUANCE

The Council will seek the relocation or discontinuance of those industrial or other commercial activities which have a severe adverse effect upon the amenity of the area.

POLICY E15- RESIST CONSOLIDATION

Planning permission will not be granted for development proposals which would consolidate, intensify or extend the on-site activities of any industrial or other commercial activities which have, or are likely to result in, a severe adverse effect upon the amenity of the area.

TOWN CENTRES

POLICY TC1 - TOWN CENTRE HIERARCHY

Applications within town centres for retail and other appropriate uses, including extensions to existing stores, will be determined in accordance with the hierarchy which exists in the district:

- (i) Principal:
 - Epping;
 - Loughton High Road;
 - Waltham Abbey

- (ii) Smaller:
 - Loughton Broadway;
 - Chipping Ongar

- (iii) District:
 - Buckhurst Hill - Queens Road (east)

- (iv) Local:
 - Abridge
 - Buckhurst Hill – Loughton Way, Lower Queens Road, Queens Road west, Station Way
 - Chigwell - Brook Parade, Limes Farm, Manor Road
 - Coopersale - Parklands
 - Chipping Ongar – Lower High Street, St Peters Avenue, Fyfield Road
 - Epping – Lindsey Street
 - Loughton – Borders Lane, Goldings Hill/Lower Road, Pyrles Lane, Roding Road/Valley Hill
 - Nazeing – Nazeingbury Parade
 - North Weald – High Road
 - Theydon Bois – Coppice Row/Forest Drive
 - Waltham Abbey – Highbridge Retail Park, Ninefields, Roundhills, Upshire Road

The Council will, in principle, permit proposals which should sustain or improve the vitality and viability of any of the centres, and which will either maintain or not adversely affect their position in the above hierarchy. Larger-scale development is therefore only appropriate in the principal centres. Proposals for retail and other town centre uses on edge-of-centre or out-of-centre sites will be assessed in terms of (i) whether they adversely affect the vitality and viability of existing centres within the district; and (ii) all other plan policies.

POLICY TC2 - SEQUENTIAL APPROACH

The Council will grant planning permission for retail and other town centre uses where these are appropriate to the function of the particular centre as identified in the hierarchy in policy TC1. Where a clearly defined need for retail or other town centre uses has been demonstrated, but no suitable sites or buildings, including sites suitable for conversion, are either committed or likely to become available within a realistic period of time within the principal town centres, consideration may be given to suitable sites in other centres, in the following preferential order:

- (i) an edge-of-centre location of one of the principal town centres;
- (ii) a smaller town centre or district centre location;
- (iii) an edge-of-centre location of a smaller town centre or district centre.

This sequential approach will also be adopted for the smaller, district and local centres subject to the proposal being appropriate for the character and function of these centres. Only if these locations have been rejected will out-of-centre sites be considered. Such proposals will also have to be in accordance with other policies of this plan.

POLICY TC3 - TOWN CENTRE FUNCTION

In the principal, smaller and district centres the Council will:

- (i) permit new retail and other town centres uses that make the centres attractive and useful places to shop, work and visit throughout the day and evening; and
- (ii) permit residential accommodation in appropriate locations but not at ground floor level; and
- (iii) refuse proposals that would prejudice the potential of upper floors as living or business accommodation; and
- (iv) refuse proposals which would result in stretches of 'dead' daytime frontage.

The Council will refuse any proposal that could have a detrimental impact upon the vitality and viability of these centres.

POLICY TC4 - NON-RETAIL FRONTAGE

The Council will grant planning permission for new non-retail uses at ground floor level within key retail frontage (as identified on the Proposals Map) provided it would not result in:

- (i) non retail frontage exceeding 30%; and
- (ii) more than two adjacent non-retail uses, regardless of shop frontage width.

POLICY TC5 - WINDOW DISPLAYS

The Council will require developments at ground floor level in town centres (identified on the Proposals Map) to incorporate a window display or general appearance which serves to maintain or, where appropriate, enhance the retail character or vitality of the centre.

POLICY TC6 - LOCAL CENTRES AND CORNER AND VILLAGE SHOPS

The Council will not grant planning permission for the change of use to any non-retail use of shop premises which are in the local centres identified on the Proposals Map, corner shops and village shops unless it can be demonstrated that:

- (i) there is no market demand for a retail use; or

- (ii) the service provided is to be continued in another location in the village or locality; or
- (iii) the new use would meet an identified community need.

RECREATION, SPORT AND TOURISM

POLICY RST1- RECREATIONAL, SPORTING AND TOURIST FACILITIES

The Council will permit the development of additional recreational, sporting and tourist facilities where it is satisfied that these are:

- (i) in the best interests of the local community; and
- (ii) unlikely to result, either directly or indirectly, in the character of the surrounding area being affected adversely.

POLICY RST2- ENHANCE RIGHTS OF WAY NETWORK

In determining planning applications the Council may seek:-

- (i) the appropriate expansion and enhancement of the rights of way network; and
- (ii) to secure public access onto privately-owned land for informal leisure purposes.

POLICY RST3- LOSS OR DIVERSION OF RIGHTS OF WAY

The Council will not grant planning permission for development proposals which entail the loss, stopping-up, or unreasonable diversion of public rights of way.

POLICY RST4- HORSE-KEEPING

The use of land for the keeping of horses or ponies for domestic or commercial use (other than agricultural) will be permitted provided that:

- (i) the development would not have a significantly adverse impact upon the character and appearance of the landscape; and
- (ii) the amount of horseriding that is likely to result would not lead to excessive highway danger on or across roads; and
- (iii) the amount of horseriding that is likely to result would not have a significantly adverse impact upon the management, ecology or public use of open spaces (e.g. Epping Forest) and rights of way; and
- (iv) the amount of land is adequate for the welfare requirements of the number of horses intended to use it; and
- (v) appropriate fencing or other means of enclosure is provided.

POLICY RST5- STABLES

Stables will be permitted provided that:

- (i) they do not have a significantly adverse impact upon the character and appearance of the landscape and are appropriate in scale, location, design, materials and landscaping; and

- (ii) the amount of horseriding that is likely to result would not lead to excessive highway danger on and across roads; and
- (iii) the amount of horseriding that is likely to result would not have a significantly adverse impact on the management, ecology or public use of open spaces (e.g. Epping Forest) and rights of way; and
- (iv) they are of a size adequate to meet the welfare requirements of the number of horses intended to use them; and
- (v) adequate car parking is provided.

POLICY RST6- FISHING LAKES

In determining planning applications for fishing lakes and associated developments the Council will have regard to the impact of the proposed development upon:

- (i) the character and appearance of the surrounding area;
- (ii) traffic flows on access roads and their capacity for accommodating any increase;
- (iii) amenities of nearby residents; and
- (iv) the potential impact upon any ground or surface water abstraction point.

In approving any such applications, the Council will seek to ensure that

- (a) car parking provision is adequate to cater for the amount of traffic generated; and
- (b) an appropriate scheme of landscaping is carried out.

POLICY RST7- RECREATIONAL FUNCTION OF THE LEE AND STORT NAVIGATIONS

The Council will grant planning permission for developments associated with the recreational function of the Lee and Stort navigations provided that:-

- (i) there is no adverse impact upon the character or appearance of the Green Belt; and
- (ii) there is no adverse impact upon river water levels.

POLICY RST8- PLAY AREAS

The Council will:

- (i) protect existing play areas from built development;
- (ii) only permit developments resulting in a loss of play areas where:
 - (a) the developer will provide appropriate replacement facilities in the immediate vicinity, or, where this is impracticable;
 - (b) the developer will contribute towards the upgrading or maintenance costs of existing facilities;

- (iii) seek to ensure the provision of new play areas and equipment in or close to Loughton town centre;
- (iv) require residential developments on large sites to incorporate play areas of an appropriate size and location on the basis of:
 - (a) any existing shortfall in the locality; and
 - (b) any need generated by the development; and
- (v) require that all new play areas:
 - (a) are suitably equipped;
 - (b) incorporate safety surfaces;
 - (c) are maintained in a safe condition; and
 - (d) are surrounded by dog-proof fencing and gates.

POLICY RST9- CARTHAGENA AND RIVERSIDE CHALET ESTATES

The Council will not grant planning permission for any development within the chalet estates at Carthagena and Riverside where this would prejudice the Lee Valley Regional Park Authority's proposals for the area.

POLICY RST10A - ROYDON LODGE CHALET ESTATE

Within the chalet estate at Roydon Lodge the Council will:

- (i) allow the construction of leisure chalets; and
- (ii) allow the stationing of caravans and mobile homes; and
- (iii) allow limited extensions to long-established chalets in accordance with their leisure function and adopted supplementary planning guidance; and
- (iv) require the design and construction materials of any new or extended chalets, caravans and mobile homes to be in accordance with the adopted supplementary planning guidance; and
- (v) restrict the use of all chalets, caravans and mobile homes to weekends and holidays during the months of April to October inclusive.

POLICY RST11- THEYDON PARK ROAD AND CURTIS MILL LANE CHALET ESTATES

Within the existing leisure plots identified on the Proposals Map at Theydon Park Road, Theydon Bois, and Curtis Mill Lane, Stapleford Abbots the Council will:

- (i) refuse planning permission for any new leisure chalet; and
- (ii) refuse any proposals to extend an existing chalet; and

- (iii) not grant planning permission for the continued use of a chalet for a period of more than three years; and
- (iv) not grant planning permission for the use, or continued use, of a chalet unless it is in a good state of repair; and
- (v) restrict the use of all chalets to weekends and holidays during the months of April to October inclusive.

POLICY RST12- LEISURE PLOTS

The Council will not grant planning permission for:

- (i) the development of land as leisure plots other than those provided in accordance with policy RST26; or
- (ii) any developments on leisure plots other than those which are permitted by policies RST9, RST10A, RST11 and RST26.

POLICY RST13- ALLOTMENT PROVISION/ PROTECTION

The Council will:

- (i) not permit the development, or change of use, of existing allotment sites unless adequate replacement facilities are provided in close proximity; and
- (ii) seek to provide conveniently-located allotments should there be a satisfactory demand.

POLICY RST14- PLAYING FIELDS

The Council will not grant planning permission for development which involves the loss of any playing fields unless:

- (i) adequate alternative provision of equivalent community benefit is made available in an appropriate location; or
- (ii) there is an excess of sports pitch provision and public open space in the locality; or
- (iii) sport and recreational facilities can best be retained and enhanced through the redevelopment of a small part of the site;

and the open nature of the site does not contribute significantly to its surroundings. Any development will also need to be in accordance with policy LL6.

POLICY RST15- FACILITIES IN RURAL SETTLEMENTS

In determining planning applications for sports and recreational facilities in or immediately adjacent to rural settlements, the Council will need to satisfy itself that:

- (i) the number and location of existing facilities within the settlement or in nearby settlements do not negate the demand locally; and

- (ii) there are no existing buildings available which would be suitable for conversion to accommodate the proposed uses.

In circumstances where the Council is so satisfied, it will then have regard to:

- (iii) the effect upon the character and appearance of both the settlement and the countryside; and
- (iv) the total user potential of the facilities in relation to the size of the settlement.

POLICY RST16- GOLF COURSE LOCATION

Proposed golf courses and driving ranges should be located such that they:

- (i) would not have an adverse effect upon the character or appearance of highly visible landscape;
- (ii) have safe and convenient access;
- (iii) would not involve works which could prevent the best and most versatile agricultural land from subsequently reverting back to agricultural use at its original quality;
- (iv) do not adversely affect Sites of Special Scientific Interest, Sites of Importance for Nature Conservation or other sites of ecological value; and
- (v) have regard to both the availability of water resources for irrigation and the protection of water quality.

POLICY RST17- GOLF COURSES ON DERELICT OR DESPOILED LAND

The development of golf courses in areas of derelict or despoiled land will be permitted where such development would:

- (i) result in a material improvement in the appearance of the landscape; and
- (ii) not adversely affect the established ecological value of such land to a significant degree.

POLICY RST18- PAY AND PLAY/ SIMPLE GOLF COURSES

In determining planning applications for golf courses, the local need for "pay and play" and simple courses (catering for beginners and those who are not club members) will be taken into account.

POLICY RST19- DESIGN, LAYOUT AND LANDSCAPING OF GOLF COURSES

The design, layout and landscaping of golf courses and golf driving ranges should be such that:

- (i) they are demonstrably based on a thorough appraisal of all existing site features and the site's context in the surrounding landscape;
- (ii) the adverse visual impact of any bunkers, artificial mounding, water features and other features potentially alien to the landscape is minimal;

- (iii) any buildings and car parks shall be well screened from the adjacent countryside by either existing or proposed landscaping and/or earth forms;
- (iv) as many as possible of the existing landscape features (e.g. hedgerows, woodlands and watercourses) are retained and incorporated into the design of the course;
- (v) any sites of archaeological interest are not disturbed, damaged or destroyed;
- (vi) new landscaping must be adequately designed to enhance the ecological value of the area;
- (vii) the proposal respects and takes account of the existing landscape context including its history and any existing features of historic interest;
- (viii) existing footpaths and bridleways shall be safeguarded unless adequate and appropriate diversions are agreed with the Council;
- (ix) new or improved footpaths and bridleways are provided in appropriate instances; and
- (x) the layout of the fairways shall be such that no danger from stray golf balls is likely to occur to users of adjacent highways and rights of way or to residential properties.

POLICY RST20- NEW BUILDINGS FOR GOLF COURSES

Any proposed new buildings associated with golf courses or driving ranges should:

- (i) be essential for the functioning of the golf course or driving range;
- (ii) not have an adverse effect upon the character and appearance of the countryside; and
- (iii) be appropriate to their rural setting in terms of scale, design, materials and siting.

POLICY RST21- LIGHTING FOR DRIVING RANGES

The position, height, direction and brilliance of lighting associated with golf driving ranges should neither spoil the character of the countryside nor be intrusive in the urban area. The brilliance of the lighting should be limited to the minimal functional level.

POLICY RST22- POTENTIALLY INTRUSIVE ACTIVITIES

The Council will not grant planning permission for potentially intrusive recreational activities unless it is satisfied that:

- (i) there would be no excessive adverse effect upon the character and appearance of the Green Belt; and
- (ii) there would be no excessive noise or other disturbance to nearby residents or those seeking quiet recreation; and
- (iii) they would not necessitate the stopping up or excessive diversion of rights of way; and
- (iv) there would be no excessive impact upon the flora and fauna of both the site and its surroundings; and

- (v) the safety of the general public would not be threatened.

POLICY RST23- OUTDOOR LEISURE USES IN THE LVRP

Within the Lee Valley Regional Park (identified on the Proposals Map) outdoor leisure uses will be permitted, unless otherwise indicated in this local plan.

POLICY RST24- DESIGN AND LOCATION OF DEVELOPMENT IN THE LVRP

All developments within or adjacent to the Lee Valley Regional Park should:-

- (i) have regard to the importance of the Park for leisure, recreation and nature conservation and make provision, where appropriate, for improved public access and landscaping;
- (ii) safeguard the amenity and future development of the Park; and
- (iii) conserve and, where possible, enhance the landscape of the Park or its setting.

Developments which are likely to result in a significant adverse impact upon the character or function of the Park will not be permitted.

POLICY RST25- GLEN FABA AND ROYDON MILL LEISURE PARK

The Council will permit the development of Glen Faba and Roydon Mill Leisure Park lake (identified on the Proposals Map) as a watersports centre provided that:

- (i) the proposed activities would not be unduly intrusive (in accordance with policy RST22);
- (ii) this would not result in any buildings that are out of character with the surroundings by virtue of scale, location or design (in accordance with policies, GB10, DBE1 and DBE4);
- (iii) it can be proved, to the satisfaction of the Council, that it is appropriate in terms of nature conservation.

POLICY RST26- LEISURE CHALETS AT GLEN FABA

The Council will permit the development of leisure chalets on part of the site at Glen Faba in conjunction with the development of a watersports centre. In granting planning permission for any such development the Council will require the scale, location and design of the chalets to be in keeping with their setting.

POLICY RST27- NORTH WEALD AIRFIELD LEISURE CENTRE

The Council will:

- (i) continue to promote and enable the use and development of North Weald Airfield (identified as such on the Proposals Map) as a major multi-functional recreation and leisure centre and showground; and
- (ii) promote and enable the use of the western part of the airfield (identified on the Proposals Map) as a working airfield.

POLICY RST28- CHARACTER AND HISTORIC INTEREST OF NORTH WEALD AIRFIELD

The Council will protect the existing open character and historic interest of North Weald Airfield.

POLICY RST29- NEW BUILDINGS ON NORTH WEALD AIRFIELD

The Council may grant planning permission for further major buildings on North Weald Airfield within:

- (i) the south east corner; and
- (ii) the area adjacent to the M11 motorway,

(which are identified as such on the Proposals Map), provided that any such buildings:

- (a) are necessary and appropriate for the development of the airfield as either a major multi-functional recreation and leisure centre or a working airfield; and
- (b) would not create any air safety hazards; and
- (c) would not lead to pressure for building for recreational or airfield-related uses on any other part of the airfield.

POLICY RST32- LEISURE CARAVANS AND CAMPING

The stationing of touring or static caravans, and the use of land for camping, will be permitted in the areas identified as such on the Proposals Map. Such development will not normally be permitted in any other part of the district.

COMMUNITY FACILITIES

POLICY CF1- TRAPS HILL, LOUGHTON

The site at Traps Hill, Loughton (identified on the Proposals Map) is allocated for community facilities including the following:

- (i) wet and dry sports leisure centre;
- (ii) luncheon club;
- (iii) children's play area;
- (iv) library;
- (v) information office;
- (vi) public car park; and
- (vii) facilities for the collection of domestic materials for recycling.

Arts and social facilities may also be considered appropriate on this site.

POLICY CF2- HEALTH CARE FACILITIES

The Council will grant planning permission for proposals to develop or extend existing health care facilities to meet the needs of the residents of the district provided that:

- (i) the development will not result in any excessive environmental or amenity problems;
- (ii) the site is readily accessible by car and public transport; and
- (iii) the site is not in the Green Belt (unless in accordance with policies GB2A or GB8A).

POLICY CF3- REDEVELOPMENT OF HEALTH CARE FACILITIES

The Council will not grant planning permission for the redevelopment for other uses of sites used for public health care facilities unless it is satisfied that the relevant health authority has thoroughly investigated the local needs and has clearly demonstrated that the site is not necessary to meet the health care requirements of the residents of the district.

POLICY CF5- EDUCATIONAL BUILDINGS OUTSIDE THE GREEN BELT

The Council will grant planning permission for replacement or additional educational buildings on existing school or college sites outside the Green Belt if it is satisfied that:

- (i) the loss of any associated open space would not have an excessively adverse effect on the townscape in the vicinity (in accordance with policy LL5); and
- (ii) it does not involve the loss of any playing fields (unless this is in accordance with policy RST14).

POLICY CF6- REDEVELOPMENT/ CHANGE OF USE OF EDUCATIONAL FACILITIES OUTSIDE THE GREEN BELT

The Council will grant planning permission for the redevelopment or change of use of educational facilities outside the Green Belt only when it is satisfied that:

- (i) any facilities which are currently, or will be, surplus to requirements will not be needed for educational use in the medium to long term;
- (ii) the loss of any associated open space would not have an excessive effect on the townscape in the vicinity; and
- (iii) the existing facilities do not offer potential for any recreational or community facility for which there is a recognised need in the locality and which is unlikely to be met in any other way.

POLICY CF7- SITE OF FORMER ONGAR COMPREHENSIVE SCHOOL

Within the built-up area of the former Ongar Comprehensive School site (identified on the Proposals Map), the Council may grant planning permission for:

- (i) the continuation of community uses, including the wet and dry sports leisure centre (in conjunction with the adjoining playing fields), and the adult education and youth facilities;
- (ii) the continuation of the Ongar Enterprise Centre for B1 business uses;
- (iii) the residential development of any surplus area.

POLICY CF8- PUBLIC HALLS AND PLACES OF RELIGIOUS WORSHIP

The Council will facilitate the establishment, improvement, or appropriate replacement of existing public halls and places of religious worship where this is in accordance with other policies of this plan.

POLICY CF10- PUBLIC ART

The Council will, in appropriate cases, seek the provision of new works of visual art and craft as an integral part of development schemes.

POLICY CF12 – RETENTION OF COMMUNITY FACILITIES

Permission will only be granted for proposals which will entail the loss of a community facility where it is conclusively shown that:

- (i) the use is either no longer needed or no longer viable in its current location; and
- (ii) the service, if it is still needed, is already, or is to be, provided elsewhere and accessible within the locality to existing and potential users.

Where planning permission is granted for proposals that will entail the loss of a community facility, the Council will consider favourably alternative uses which fulfil other community needs and which

satisfy other policies of the plan. Where there is an identified need for another facility, the Council will have to be satisfied that the site is unsuitable for that use prior to considering the site for open market housing or other commercial proposals.

The Council may require the provision of a commuted sum, by means of a legal agreement, as a contribution towards the maintenance or upgrading of other local community facilities where these relate directly to the proposed development.

Where the proposal involves the relocation of a facility, the Council will need to be satisfied that the new location will allow the facility or service to be offered at the same or better level or standard.

UTILITIES

POLICY U1- INFRASTRUTURE ADEQUACY

Before granting planning permission for development on large sites the Council will have regard to the adequacy of the existing infrastructure. If the existing infrastructure provision is inadequate the Council will either:-

- (i) seek to phase or postpone the development until adequate infrastructure provision is likely to be available; or
- (ii) refuse planning permission where appropriate phasing or postponement cannot be agreed.

POLICY U2A – DEVELOPMENT IN FLOOD RISK AREAS

Development proposals within the Environment Agency's currently designed Flood Risk Zones will be determined in accordance with a sequential approach as set out in PPG25. This will be, in order of priority:

- (a) areas with little or no flood risk
- (b) areas of low to medium risk
- (c) areas of high risk
- (d) areas of functional flood plain.

In accordance with this order of priority, the Council will only permit development in areas of functional flood plain if:

- (i) it involves use of land only, and would not increase flood risk or danger from flood risk; or
- (ii) it is proven to be essential infrastructure which cannot be located elsewhere. No such development will be allowed if it would cause any negative impacts on any part of the flood regime of the watercourse involved.

Development in high risk areas will only be allowed if:

- (iii) there will be no increased risk of flooding either on site or elsewhere in the floodplain or suitable mitigation measures will be incorporated as part of the scheme; and
- (iv) the development would not reduce the effectiveness of existing flood defence measures; and
- (v) there is no suitable alternative site available in the locality which is at a lower risk of flooding; and
- (vi) there will be no significant adverse effects upon a watercourse, navigable waterway or sewer; or
- (vii) adequate and appropriate flood-prevention measures to minimise the risk of flooding are incorporated as part of the development.

Development in all other flood risk areas will be allowed under this policy, provided that suitable flood minimisation and/or mitigation measures are included as part of the development. All

applications or proposals for development in flood risk areas will be required to be accompanied by a Flood Risk Assessment covering matters (i) to (v) above, to be carried out to the satisfaction of the Council and/or the Environment Agency.

POLICY U2B – FLOOD RISK ASSESSMENT ZONES

Within the Flood Risk Assessment Zones as shown on the Alterations Proposals Map, Flood Risk Assessments will be required for any development proposals (other than house extensions) which exceed 50m². Outside these zones, a Flood Risk Assessment will be required for any proposals which exceed 235m².

POLICY U3A – CATCHMENT EFFECTS

The Council will not permit development which would result in either:

- (i) increased risk of flooding or a reduction in the effectiveness of existing flood defence measures, either on site or elsewhere within the catchment; or
- (ii) significant adverse effects upon a watercourse, navigable waterway or sewerage infrastructure,

unless it is satisfied that adequate and appropriate attenuation measures, such that there is no increase in the risk of flooding, are incorporated as part of the development.

POLICY U3B – SUSTAINABLE DRAINAGE SYSTEMS

In consultation with the Environment Agency and, where appropriate, sewerage undertakers, the Council may require developments to include sustainable drainage systems to control the quality or attenuate the rate of surface water run-off. Contributions in the form of commuted sums may be sought in legal agreements to ensure that the drainage systems can be adequately maintained.

POLICY U5- MASTS AND AERIALS UNDER 15M

Prior approval for the siting and appearance of new masts under 15m tall will be required within conservation areas, or where they may affect the setting of listed buildings, or in other locations where there is likely to be a significant impact on amenity. Factors to be taken into account include:

- (i) topographical features, including the height of the site in relation to surrounding land;
- (ii) views of the site from adjoining land, both within and outside the district, with particular reference to the effect on the skyline or horizon;
- (iii) impact on, and possible screening by, existing vegetation;
- (iv) proximity to residential property;
- (v) other masts, buildings or structures in the locality; and
- (vi) prominence from public rights of way used for recreational purposes (e.g. footpaths, bridleways and towpaths).

POLICY U6- OTHER MASTS AND AERIALS

The Council will grant planning permission for new telecommunications masts and antennas provided that the character or appearance of the building or area is not seriously harmed. Factors to be taken into account include:

- (i) topographical features, including the height of the site in relation to the surrounding land;
- (ii) views of the site from adjoining land, both within and outside the district, with particular reference to the effect on the skyline or horizon;
- (iii) the impact on, and possible screening by, existing vegetation;
- (iv) proximity to residential property;
- (v) other masts, buildings or structures in the locality;
- (vi) the prominence of the site from public rights of way used for recreational purposes (e.g. footpaths, bridleways and towpaths).

Operators will be expected to share masts or use existing buildings or structures. Masts will be refused permission where the Council is not satisfied that the possibility of using existing apparatus, buildings or structures has been fully explored.

DESIGN AND THE BUILT ENVIRONMENT

POLICY DBE1- DESIGN OF NEW BUILDINGS

The Council will require that new buildings:

- (i) respect their setting in terms of scale, proportion, siting, massing, height, orientation, roof-line and detailing;
- (ii) are of a size and position such that they adopt a significance in the streetscene which is appropriate to their use or function; and
- (iii) only employ external materials which are sympathetic in colour and texture to the vernacular range of materials.

POLICY DBE2- EFFECT ON NEIGHBOURING PROPERTIES

Planning permission will not be granted for new buildings which have a detrimental effect upon existing neighbouring or surrounding properties in either amenity or functional terms.

POLICY DBE3- DESIGN IN URBAN AREAS

Outside the Green Belt, new development will be required to ensure that:

- (i) all spaces between and around buildings are deliberately created to be functional, attractive and safe for their intended users;
- (ii) spaces are of individual identity and character and are satisfactorily enclosed;
- (iii) public, private and semi-private spaces are clearly discernible to their intended users;
- (iv) the informal supervision of public and semi-private spaces around buildings by their occupiers is encouraged; and
- (v) front elevations face outwards onto public spaces and contain the main entrances.

POLICY DBE4- DESIGN IN THE GREEN BELT

Within the Green Belt, new buildings will be required to ensure that:

- (i) their location respects the wider landscape setting of the site; and
- (ii) they are of a design which respects local character in terms of traditional plan form and detailing.

POLICY DBE5- DESIGN AND LAYOUT OF NEW DEVELOPMENT

Where new residential developments involve the creation of a new street system, or an extension to an existing system, the design and layout will be required to:

- (i) be based on a pattern of buildings fronting public spaces;
- (ii) allow for the convenient movement of pedestrians and cyclists within the development; and

- (iii) encourage users to form clear, accurate images of the development and the routes through it.

In addition, where the site is of appropriate size, the design and layout should;

- a) create a series of contrasting public spaces; and
- b) comprise a series of interlinking routes focusing on a core area.

POLICY DBE6- CAR PARKING IN NEW DEVELOPMENT

The Council will require that car parking for new residential developments is:

- (i) conveniently situated for its intended users and adequately lit; and
- (ii) located such that parked cars do not visually dominate the streetscene.

POLICY DBE7- PUBLIC OPEN SPACE

New residential developments on large sites will be required to provide public open space which is:

- (i) appropriate to the scale of the development; and,
- (ii) of adequate size and suitably located within the public space network.

POLICY DBE8- PRIVATE AMENITY SPACE

New residential developments will be expected to provide private amenity space. This will usually:

- (i) be at the rear of dwellings or flats;
- (ii) be directly adjacent to and easily accessible from the relevant buildings;
- (iii) be of a size, shape and nature which enables reasonable use;
- (iv) have an aspect which ensures that reasonable parts receive sunlight throughout the year;
- (v) not have an excessive slope in its finished form; and
- (vi) achieve privacy on a continuing basis.

POLICY DBE9- LOSS OF AMENITY

The Council will require that a change or intensification of use, extension or new development does not result in an excessive loss of amenity for neighbouring properties. The factors which will be taken into account are:

- (i) visual impact;
- (ii) overlooking;

- (iii) loss of daylight/sunlight; and
- (iv) noise, smell or other disturbance.

POLICY DBE10- RESIDENTIAL EXTENSIONS

A residential extension will be required to complement and, where appropriate, enhance the appearance of:

- (i) the streetscene;
- (ii) the existing building; and
- (iii) the Green Belt.

This will be achieved by close attention to:

- (a) the scale, form, detail, elevations, materials, roof treatment and fenestration of the existing building; and
- (b) separation from any neighbouring buildings; and
- (c) the existence of any landscaping in the locality.

POLICY DBE11- SUB-DIVISION OF PROPERTIES

The subdivision of residential properties to flats, maisonettes or some other form of multiple occupation will be granted planning permission provided the development will not:

- (i) be likely to result in such an intensification of use which would create an undesirable precedent or detract from the character of the surrounding area; or
- (ii) be likely to result in excessive noise and/or disturbance to residents of either the new dwellings or neighbouring ones; or
- (iii) result in adjacent properties being overlooked to an excessive degree; or
- (iv) involve the loss of important garden space in order to create the requisite number of car parking spaces.

POLICY DBE12- SHOPFRONTS

The Council will require that:

- (i) new shopfronts are in keeping with the character and appearance of the upper elevations of the buildings on which they will be situated;
- (ii) new shopfronts should not result in the removal or concealment of features which contribute to the character of the building;
- (iii) new shop fascias are appropriate to the building (in terms of length, depth and materials);

- (iv) new shop fascias should not extend uninterrupted across more than one shop unit; and
- (v) in conservation areas, original shopfronts and their surrounds are retained.

POLICY DBE13- ADVERTISEMENTS

The Council will not give advertisement consent for:

- (i) the installation of internally-illuminated box-fascias, projecting box signs and other illuminated signs which would;
 - (a) adversely affect the character of historic town centres; or
 - (b) be out-of-keeping with the building of which they would form part by reason of their materials, colours or proportions; or
 - (c) be located outside town centres or shopping parades; or
 - (d) adversely affect the amenities of nearby residential properties; or
 - (e) appear incongruous in, or adjacent to, the Green Belt;
- (ii) more than one fascia and one projecting or hanging sign per shopfront; or
- (iii) the installation of fixed ('Dutch') blinds which adversely affect the character of buildings or conservation areas; or
- (iv) advertisement hoardings except on a time-limited basis on sites where new development is to take place; or
- (v) any advertisement which would constitute a hazard to road safety.

LANDSCAPE AND LANDSCAPING

POLICY LL1- RURAL LANDSCAPE

The Council will continue to act to:

- (i) conserve and enhance the character and appearance of the countryside; and
- (ii) encourage the considerate use and enjoyment of the countryside by the public.

Subject to specific circumstances, particular attention will be paid to:

- (a) the needs of agriculture, woodland planting and management, and other habitat and wildlife conservation;
- (b) the provision of facilities for public access and informal recreation and to enable quiet enjoyment;
- (c) the protection of historic features and their settings; and
- (d) the achievement and conservation of visually attractive landscapes.

POLICY LL2- INAPPROPRIATE RURAL DEVELOPMENT

The Council will not grant planning permission for development in the countryside unless it is satisfied that the proposal will:

- (i) respect the character of the landscape; and/or
- (ii) enhance the appearance of the landscape; and
- (iii) where appropriate, involve the management of part or all of the remainder of the site to enhance its contribution to the landscape.

POLICY LL3- EDGE OF SETTLEMENT

The Council will require proposals for development on the edges of settlements to show a sensitive appreciation of their effect upon the landscape by:

- (i) extensive landscaping; and/or
- (ii) reduced development densities; and/or
- (iii) the use of subdued materials and colours; and/or
- (iv) other techniques aimed at softening or improving their impact.

POLICY LL4- AGRICULTURAL/ FORESTRY RELATED DEVELOPMENT

In deciding whether to require details of an agricultural or forestry-related development, the Council will have regard to:

- (i) the visual sensitivity of the site in the landscape;

- (ii) the proximity to buildings or features of historical or architectural interest or sites of nature conservation value;
- (iii) the design and appearance of the proposed development in the context of its setting; and
- (iv) any other special site-specific circumstances.

POLICY LL5- PROTECTION OF URBAN OPEN SPACES

The Council will not grant planning permission for development which would result in either:

- (i) the total loss of; or
- (ii) any excessive adverse effect upon,

any urban open spaces (including those identified as such on the Proposals Map) which contribute, or have the potential to contribute, significantly to the amenity of the locality.

POLICY LL6- PARTIAL DEVELOPMENT OF URBAN OPEN SPACES

In granting planning permission for partial development of any area of urban open space (including those identified on the Proposals Map) the Council will need to be satisfied that:

- (i) the predominantly open nature of the remainder of the site is retained; and
- (ii) the scheme provides for the appropriate management of the remainder of the site to enhance its:
 - (a) visual importance; and/or
 - (b) nature conservation interest; and/or
 - (c) recreational potential.

Where the development involves playing fields, policy RST14 will also apply.

POLICY LL7- PLANTING, PROTECTION AND CARE OF TREES

The Council will:

- (i) promote tree and woodland planting where it is considered that this will lead to significant amenity benefit;
- (ii) seek to protect trees and woodland of amenity value; and
- (iii) promote good standards of tree care and woodland management.

POLICY LL8- WORKS TO PRESERVED TREES

The Council will give consent for works to a tree or woodland protected by a tree preservation order provided it is satisfied that:

- (i) the health and appearance of the tree will not be impaired; and
- (ii) the works will not unjustifiably inhibit or prevent the full and natural development of the tree; or
- (iii) the works are necessary to its continued retention and consistent with good arboricultural practice; or
- (iv) in the case of a woodland, the proposed works are consistent with the principles of sound woodland management.

POLICY LL9- FELLING OF PRESERVED TREES

The Council will not give consent to fell a tree or woodland protected by a tree preservation order unless it is satisfied that this is necessary and justified. Other than for woodland any such consent will be conditional upon appropriate replacement of the tree.

POLICY LL10- ADEQUACY OF PROVISION FOR LANDSCAPE RETENTION

The Council will refuse to grant planning permission for any development which it considers makes inadequate provision for the retention of:

- (i) trees; or
- (ii) natural features, particularly wildlife habitats such as woodlands, hedgerows, ponds and watercourses; or
- (iii) man-made features of historical, archaeological or landscape significance.

POLICY LL11- LANDSCAPING SCHEMES

The Council will:

- (i) refuse planning permission for any development which makes inadequate provision for landscaping;
- (ii) not approve landscaping schemes which:
 - (a) are inappropriate because they fail to take account of the setting or intended use of the development; or
 - (b) are ineffective because they would be unlikely to retain trees and other existing landscape features or to establish new long-term planting.

POLICY LL12- STREET TREES

The Council will require the design of new residential development to include, in appropriate cases, provision for the planting of street trees.

POLICY LL13- HIGHWAY/ MOTORWAY SCHEMES

The Council will oppose any new, improved or altered highway or motorway proposal unless the associated landscaping scheme (including earth-mounding and planting) will:

- (i) use appropriate species;
- (ii) make effective visual screens;
- (iii) create effective sound barriers; and
- (iv) adequately replace trees, hedgerows and woodlands which will be lost to the development.

The Council will seek to ensure that, where feasible, appropriate landscaping will be undertaken prior to the commencement of construction works.

SUSTAINABLE TRANSPORT

POLICY ST1 – LOCATION OF DEVELOPMENT

New development will be located in places that encourage walking, cycling and the use of public transport (including the provision of additional services and infrastructure). The Council expects new development to satisfy the following criteria:

- (i) major trip generating uses will be located in the principal centres and be in accordance with the retail hierarchy listed in policy TC1;
- (ii) facilities used on a day-to-day basis will be located in non key frontage of principal centres or smaller, district and local centres;
- (iii) housing will principally be located in existing urban areas, and make the best use of land which is, or could be, highly accessible to public transport or close to services and employment opportunities.

In rural areas, for development which has transport implications, preference will be given to locations with access to regular public transport services and containing basic shops and other facilities. Proposals that are not in accordance with this policy and where their location is considered to be unsustainable will be refused.

Legal agreements may be used to secure the provision of new or additional public transport services and facilities.

POLICY ST2 – ACCESSIBILITY OF DEVELOPMENT

New development must be designed to provide safe, pleasant and convenient access for pedestrians and cyclists, including where appropriate, integrated transport choices and practical links with adjoining public rights of way and cycleway networks. Major developments must be well served by public transport and, if necessary, make provision for enhanced services and infrastructure. Proposals should therefore incorporate the following measures, where relevant:

- (i) traffic management to improve safety, give priority to pedestrians, cyclists and public transport over ease of car movements, enable environmental improvements (e.g. town centre enhancement schemes) and to direct heavy goods vehicles onto suitable roads;
- (ii) secure, convenient and sheltered facilities for cycle and powered two wheeler storage and parking;
- (iii) more road space and internal networks for sustainable modes of transport;
- (iv) vehicle parking standards that reflect location in relation to public transport, employment opportunities and town centres and are in accordance with the standards required by policy ST6;
- (v) design and layout which will reduce the potential for crime and fear of crime;
- (vi) the provision of suitable and adequate facilities for mobility impaired people entering, exiting and within the site, including appropriately located parking facilities.

The Council may use legal agreements to achieve some of these measures, especially if they involve operations outside the application site.

POLICY ST3 – TRANSPORT ASSESSMENTS

The Council requires that applications for major development, or with significant transport implications, will be accompanied by Transport Assessments. Relevant proposals which do not include assessments will not be registered as planning applications. An assessment should ensure that a major development meets the need for the site to be accessible by sustainable modes of transport, by providing an alternative to the private car. Where significant implications are identified, permission will be refused unless measures to reduce these impacts to acceptable levels are included as part of the assessment. Where significant implications are identified and permission is granted, the Council may use legal agreements to ensure that the measures are implemented.

POLICY ST4 – ROAD SAFETY

The Council will grant planning permission for new development only when the proposal either:

- (i) is well related to the road hierarchy;
- (ii) is unlikely to lead to an excessive degree of traffic congestion;
- (iii) will not be detrimental to highway safety; and
- (iv) is not likely to result in excessive adverse effects, from traffic generation, on the character or environment of any part of the area through which the new traffic will move;

or when satisfactory mitigation measures will be adopted to address any potential adverse road safety implications.

In the interests of highway safety, the Council may use legal agreements to ensure that alterations to the public highway are completed, in some cases, before a scheme is commenced, and in other cases before a development is occupied or used.

POLICY ST5 – TRAVEL PLANS

New development proposals that would employ or attract large numbers of people must be accompanied by Travel Plans. These plans will include measures as appropriate to reduce car usage, encourage more sustainable forms of transport, reduce traffic speed, improve road safety and minimise increase in road haulage. Where such measures are required, the Council will use legal agreements to ensure that they are implemented and monitored on a regular basis.

POLICY ST6 – VEHICLE PARKING

The Council will expect all development proposals to provide on-site parking in accordance with the Adopted 2001 Standards or its successor documents.

POLICY ST7 – NEW ROADS AND EXTENSIONS OR IMPROVEMENTS TO EXISTING ROADS

The Council expects schemes for new roads or for extensions and improvements to existing roads to satisfy the following criteria:

- (i) minimal environmental impact on sensitive areas (including open countryside and its management, sites of wildlife and built heritage interest, and residential areas) with

adequate compensatory measures in those cases where environmental losses are unavoidable;

- (ii) minimal adverse impact on road safety and traffic congestion;
- (iii) minimal disruption to, or realignment of, the rights of way network;
- (iv) retention of a defensible green boundary and minimal loss of Green Belt land.

POLICY ST8 – EPPING TO ONGAR LINE

Proposals that would prevent the reinstatement and future operation of the branch line between Epping – North Weald – Chipping Ongar will be refused. In the event of the track and other infrastructure being dismantled, the Council will support interim public access to the route for pedestrians, cyclists and horseriders.

POLICY ST9 – STANSTED AERODROME SAFEGUARDING

Within the Aerodrome Safeguarding Zone around Stansted Airport, development which will adversely affect the operational integrity or safety of the airport, or interfere with the operation of aeronautical navigation aids will not be permitted.

IMPLEMENTATION

POLICY I1A - PLANNING OBLIGATIONS

In appropriate circumstances and prior to the grant of planning permission, the Council will negotiate with developers to enter into a legal obligation to:

- (i) restrict development or use of land;
- (ii) require works, operations or activities to be carried out;
- (iii) require land or buildings to be used in a specific way;
- (iv) require payments to be made, or financial contributions;
- (v) require land to be provided;
- (vi) secure the provision of improvements, supporting and mitigating works or measures, compensatory facilities or actions, and community benefits which have been identified and relate to the proposed development; and
- (vii) set out the required timetable/phasing for any of the above.

Such planning obligations will be secured under Section 106 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 or their replacements, and the current relevant circular.

POLICY I3- REPLACEMENT FACILITIES

The Council will, where practicable, seek to ensure that, where replacement facilities are being provided, the new facility is operational prior to the closure of the existing one.

POLICY I4- ENFORCEMENT PROCEDURES

In determining what, if any, enforcement action to take where development has been undertaken either without the requisite planning permission or consent or in breach of a planning condition the Council will:

- (i) take prompt, appropriate enforcement action in cases where:
 - (a) it considers the development to be demonstrably harmful to public amenity or public interest and would not gain approval even with the imposition of any planning conditions; or
 - (b) a planning application has been invited but has not been submitted;
- (ii) serve a Breach of Condition Notice in cases where it considers that the breach is demonstrably harmful to public amenity or public interest;
- (iii) serve a Planning Contravention Notice or seek a prompt planning application in cases where it considers that the development is demonstrably harmful to public amenity or public interest but could be made acceptable by imposing appropriate planning conditions;

- (iv) allow an appropriate and reasonable period of time for compliance with its requirements while ensuring that good planning is not prejudiced by virtue of the development having been undertaken;
- (v) where possible, issue a Stop Notice in cases where it considers the development to be exceptionally harmful to public amenity or public interest;
- (vi) commence appropriate legal proceedings in cases where there is evidence that an offence has been committed.

