

Epping Forest District Council – Table 1 Assessment of compatibility of the Epping Town Neighbourhood Plan 2024-2033 Submission Version August 2024 with the strategic policies in the Epping Forest District Local Plan 2011-2033

**Table 1: Assessment of compatibility of the Epping Town Neighbourhood Plan 2024-2033 Submission Version August 2024 with the strategic policies in the Epping Forest District Local Plan at Regulation 16 consultation**

Policy	Policy Name	Compatibility with EFDC Local Plan 2011-2033	Recommended action
1	Protection of the Forest and the Green Belt.	This policy is not incompatible with the EFDC Local Plan with its emphasis on the protection of Epping Forest, in particular with policy DM2 Epping Forest SAC and the Lee Valley SPA and DM1 Habitat Protection and Improving Biodiversity.	2 <sup>nd</sup> Para - Remove ' <i>draft</i> '. The Green Infrastructure Strategy was adopted in April 2021 therefore it is no longer a draft.
2	Protect and enhance open space within the Parish.	Whilst this policy is not incompatible with the EFDC Local Plan, in particular Policy DM6 Designated and Undesignated Open Spaces, it could be considered to be unclear and ambiguous, a point which EFDC has commented on from 2018 onwards.	EFDC suggest a clearer policy definition and approach to each strand of the policy in turn: <ul style="list-style-type: none"> <li>- Local Green Spaces</li> <li>- Biodiversity/ habitat corridors</li> <li>- Important open spaces</li> </ul> <p>Evidence should be provided to support each strand. In EFDC's additional comments in Feb 2020 re Green Spaces the following was suggested: <i>'Further detailed justification and evidence for the Local Green Space designations is needed. This could be in the form of a supporting document – like a 'Background Paper' which sets out the case for LGS designations, includes robust and compelling evidence, and potentially a 'checklist' type exercise against the requirements set out in national policy and guidance.'</i></p>
3	Development Proposals.	Whilst this policy is not incompatible with the EFDC Local Plan, in particular Policies SP1 Spatial Development Strategy 2011-	Refer to information from Chapter 5 'Places' P119-124 on Epping in the Local Plan for the list of allocated residential sites.

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		2033 and P1 Epping, the policy makes clear that the Epping Town Neighbourhood Plan is not allocating development sites itself but is supportive of the allocations in the EFDC Local Plan. Therefore, this policy could be seen as unnecessary duplication. Further if the policy is meant to be a complete list of developments proposed for Epping Town District in the EFDC Local Plan it is incomplete.	Re site EPP.R3 EFDC recommend removing this site reference as it is not about residential development and Policy 6 in the Neighbourhood Plan deals with the transport in the NP.
4	No title.	The policy is not incompatible with the EFD Local Plan, but it is questionable as to whether this policy is adding anything additional to what the NPPF states.	Consideration should be given to removing this policy as it is not adding too but simply restating policy contained in the NPPF. If it is not removed a title should be added – for example ‘Development Proposals.’
5	No title.	At present this policy does not totally conform with Policy P1 South Epping Master Plan Area (SEMPA) in the EFDC Local Plan in that: a) Facilities that will be provided are still being explored and are not specifically identified in the manner of this policy. b) Active Travel infrastructure upgrades are not referenced in Policy P5, but this is a key component of the Local Plan.	a) The Local Plan in P1 states that ‘ <i>appropriate community and health facilities, employment and retail uses</i> ’ will be provided in SEMPA, and it would be more accurate at this stage to use that terminology to replace both references to specifics such as ‘ <i>opticians</i> ’, ‘ <i>pharmacy</i> ’, ‘ <i>chiroprody</i> ’ etc. and broader terms such as ‘ <i>health hub</i> ’ and ‘ <i>local centre</i> ’. Note also that the Local Plan refers to a new leisure centre in Epping but not in SEMPA  b) Active Travel infrastructure upgrades should be referenced somewhere in Policy P5 as this is a key component of the Local Plan and should be reflected in the master planning. The site should aspire to encourage model shift away from private vehicles to encourage healthy active lifestyles and reflect the 40% drop in young people availing of driving licences over the past two decades. Once built out, the site will be inhabited by a demographic that

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			<p>prioritises private car use far less than the current dominant demographic.</p> <p>‘Active Travel infrastructure’ is relevant both within the site and in connecting the site to Epping and should be given a priority in Policy 5 and its supporting text over solely referring to vehicle parking and roads.</p> <p>If there is a desire to refer to additional public parking too the reasoning should be expanded on so that it does not seem to conflict with the Local Plan’s approaches to promoting sustainable transport and reducing recreational impacts on the Forest. For example, is the additional parking proposed to provide access to the green spaces/SANG?</p> <p>c) A title to the policy should also be added – for example ‘South Epping Masterplan Area.’</p>
6	Enhancing Epping Station.	This policy is not generally incompatible with the EFDC Local Plan although the Local Plan does not reference improvements to Epping Station and both in 2018 and 2020 EFDC raised ‘ <i>concerns regarding the deliverability of the requirement for ‘an improved station’</i> now written as ‘ <i>station improvements</i> ’. However, the reference to providing more car parking in paragraph 1 of the policy does not align with the policy direction in the Local Plan.	Remove the reference in paragraph 1 of Policy 6 to increasing car parking at Epping station.
7	Walking, cycling and car parking.	This policy is not incompatible with the EFDC Local Plan with its initial	Remove or dilute references to increasing car parking in this policy.

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		emphasis on supporting walking, cycling and public transport which is reflective of Policy P1 D Sustainable Transport Choices in that Plan. However, the emphasis on increasing car parking in this Policy does not align with direction of Local Plan policies.	
8	Paths to the Countryside.	This policy is not incompatible with the EFDC Local Plan with its emphasis on utilising the countryside as a whole and not just Epping Forest.	No recommendation to amend.
9	Epping Town Centre.	This policy is not incompatible with the EFDC Local Plan and is reflective of Policy P1 in that Plan.	No recommendation to amend.
10	Sustaining and enhancing Epping Town Centre.	Whilst in general this Policy is not incompatible with the EFDC Local Plan linking change of use of first floor retail space to residential to appropriate parking is ambiguous and could be taken to mean parking is required. If this were the case this would conflict with Local Plan policy which is to promote reduced/car free development in town centres.	The last paragraph of this policy needs to be clarified to ensure that it does not conflict with Local Plan policy on parking.
11	Shop front improvements.	This policy is not incompatible with the EFDC Local Plan and is reflective of Policies DM13 Advertisements and DM14 Shop Fronts and On Street Dining in that Plan.	No recommendation to amend.

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12	Employment.	This policy is not incompatible with the EFDC Local Plan and is reflective of Policy P1 in that Plan.	No recommendation to amend.
13	Enhancing Social, Sporting, Play, Cultural and Community Facilities.	At present this policy does not totally conform with Policy P1 in the EFDC Local Plan in regard to Epping Town or specifically to SEMPA, in that some facilities that will be provided are still being explored and are not specifically identified in the manner of this policy. These are the health hub comprising GP and community nursing care services, and Children’s Day Nurseries for under fives in regard to SEMPA.	Amend the policy to reflect the wording in Policy P1 F of the EFDC Local Plan under Infrastructure which provides for ‘ <i>education provision including early years</i> ’, and the ‘ <i>provision of health facilities</i> ’.
14	Protecting Residential Amenity.	This policy is not incompatible with the EFDC Local Plan and is reflective of Policies DM9 High Quality Design and DM10 Housing Design and Quality in that Plan.	No recommendation to amend.
15	Bungalows, Basements and Garages.	This policy is not incompatible with the EFDC Local Plan and is reflective of Policies H1 Part E Housing Mix and Accommodation Types and DM12 Subterranean, Basement Development and Lightwells.	No recommendation to amend.
16	Sustaining and Enhancing Coopersale.	This policy is not incompatible with the EFDC Local Plan and is reflective of Policies P1 Epping and P12 Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbotts.	No recommendation to amend.

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17	Protecting the Parish’s Heritage Assets.	Although this policy is not incompatible with the EFDC Local Plan EFDC commented in 2018 and 2020 that consideration should be given to placing the review of the town's conservation areas in the supporting text as it is not strictly a land use policy.	EFDC recommend placing the reference to a review of the town's conservation areas in the supporting text.
18	Sustainability.	This policy is not incompatible with the EFDC Local Plan and is reflective of the emphasis placed on minimising and mitigating impacts on the environment and climate change in numerous policies in the Local Plan	No recommendation to amend.