

Summary of main modifications to the Local Plan – October 2017

A full schedule of main modifications to the Local Plan, in response to matters raised during the Examination, has now been published for consultation (CED058). A summary of the key policy issues, in Local Plan order, addressed through modifications is set out below:

Spatial Development Strategy

- **LP1 Spatial Development Strategy** - insertion of links to site development capacities listed in Appendix 1 to ensure sites coming forward deliver the necessary housing and supporting infrastructure (health & education) and appropriate mix of uses (retail and employment);
- **LP1A-E Investment & Growth Areas** - amendments to growth targets, and identified infrastructure projects, for each Investment and Growth Area;
- **LP1B Crossrail Corridor** - delete the Ford Sports Ground as a development opportunity site in the Plan
- **LP1B Crossrail Corridor** - amendments to criteria to be applied to strategic sites of Goodmayes and King George Hospitals and land at Billet Road, including the need to provide appropriate health and education infrastructure
- **LP1E Barkingside** - delete Oakfield as a development opportunity site in the Plan

Housing

- **LP3 Affordable Housing** - an increase in the affordable housing target from 30% to 35% (in line with the Mayor's representation and evidence set out in the Viability Study);
- **Table 3 & Figure 12** – update housing figures for plan period in Table 3 and 15 Year Housing Trajectory in Figure 12 to reflect deletion of Oakfield and Ford Sports Ground;
- **LP4 Specialist Accommodation** - the addition of criteria to determine proposals for student accommodation;
- **LP5 Dwelling Mix** - insertion of an expectation that green belt release sites provide a high proportion of family sized homes

Town Centres & Employment

- **LP10 Managing Town Centre & Retail Uses** - a reduction in the targeted percentage of retail uses in secondary frontages – from 50% to 40%;
- **LP10 Managing Town Centre & Retail Uses** - provision for greater flexibility in retail frontages where existing units have been long term vacant, and proposals offer regeneration benefits;

- **LP11 Managing Clustering of Town Centre Uses** - amendments to policies controlling the proliferation of hot food takeaways, betting shops, money lenders and shisha bars – including removal of 5% thresholds for hot food takeaways. The criteria that take aways will be resisted within 400m of a school remains. The policy now groups betting shops, money lenders and shisha bars together as ‘sui generis’ uses and requires each new use to be separated from any existing sui generis unit or group of units by at least two non sui generis units;
- **LP14 Stimulating Business and the Local Economy** - strengthening of proposals for the protection of designated, and provision of new, employment space, and the introduction of criteria for live/ work units

Transport

- **LP23 Cycle and Car Parking** - aligning parking standards with the London Plan

Flooding

- **LP21 Water and Flooding** - strengthening of criteria relating to flood risk

Telecommunications

- **LP25 Telecommunications** - introduction of a commitment to digital infrastructure particularly to support economic growth in the Investment and Growth Areas

Design and Tall Buildings & Open Space

- **LP27 Tall Buildings** reinstatement of the use of tall building zones as per the submitted plan;
- **LP29 Amenity and Internal Space Standards** - amendments to amenity space standards to align with local benchmarks;
- **LP35 Protecting and Enhancing Open Spaces** - clarification of approach to open space provision in areas of existing deficiency; and
- **LP39 Nature Conservation and Biodiversity** - strengthened references to biodiversity considerations, including additional detail on the approach to assessing impact of development on Epping Forest Special Area of Character.

This list is not intended to be exhaustive, and instead provides a broad summary to assist consultees in understanding the nature of modifications now proposed to the Local Plan. It should be read alongside the full schedule of main modifications (CED058).

Additional and updated documentation produced since the conclusion of the Examination hearings in June and July 2017

Since the conclusion of the Examination hearings in June and July 2017, a number of documents have been produced to inform the Examination process. These documents were generally produced or updated in response to the Inspector's Post Hearing Advice Part 1 (IED011) and Part 2 (IED012). The following documents are highlighted:

- CED017 Updated Local Plan Table 3 - Housing Delivery by Location and Plan Phase;
- CED049 Housing Capacity in Neighbouring Boroughs;
- CED050 Playing Pitch Provision in Different Scenarios;
- CED053 Updated Housing Trajectory and progress of Appendix 1: Phase 1 Development Opportunity Sites;
- CED055 Sport England comments on doc CED050;
- CED056 Council's response to Sport England CED055;
- CED062 Post examination hearing position on Oakfield and Ford Sports Ground;
- LBR 2.06 Appendix 1: Review of Development Opportunity Sites; and
- LBR 2.06.1 Revised Appendix 1: Development Opportunity Site Maps October 2017.

This list is not intended to be exhaustive, and is provided to assist and inform consultees in understanding the rationale and justification behind the nature of the proposed main modifications. Please see the Council's Examination webpages to view the full comprehensive list of documents produced.