

Policy 83 update:

The Council will protect and enhance the natural environment of the Epping Forest and its Special Area of Conservation (SAC) and seek to ensure that development proposals contribute to the avoidance and mitigation of adverse recreational and air quality effects on the SAC by ensuring:

A. All new residential development within the (6.2km) Zone of Influence (ZOI) of the boundary of the Epping Forest SAC (see Map) likely to have a significant effect on the integrity of the Epping Forest Special Area of Conservation (SAC), ~~either alone or in combination with other plans or projects, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects through contribution to the mitigation of recreational and air quality impacts on the Epping Forest SAC . as follows:~~ will be required to contribute to the delivery of the strategies below set out in the Councils' Mitigations SPD:

~~i. Developments of 1 or more 10-99 residential units will be expected to provide measures to ensure that the development provides maximum ecological benefit on the site in line with the requirements of Policy 86;79 and 81;-~~
~~ii. Developments of 10—99 residential units will be required to contribute to SAMMS (Strategic Access Monitoring and Management Strategy) in addition to the above and in line with the current mitigation measures agreed with the Conservators of Epping Forest and partner local authorities. Larger schemes will be required additionally to contribute to the mitigation of development impacts on the SAC via the provision of SANGS (Suitable Alternative Natural Green Space) as set out in the Council's SANGS Strategy and Mitigating the Impact of Development on SAC/SPA SPD;-~~

~~- These will be set out in the Council's Mitigating the Impact of Development on SAC/SPA SPD;-~~

~~iii. ii. Developments of 100+—units within the borough will be required to contribute to the mitigation of development impacts on the SAC via the provision of SAMMS/SANGS (Suitable Alternative Natural Green Space) as set out in the Council's SANGS Strategy and Mitigating the Impact of Development on SAC/SPA SPD;-~~

- i. The Strategic Access Monitoring and Management Strategy (SAMMS) in line with the mitigation measures agreed with the Conservators of Epping Forest and partner authorities;
and
- ii. the provision of Suitable Alternative Natural Green Space (SANGS) as set out in the Council's SANGS Strategy

B. Development proposals affecting Epping Forest should be sensitive and proportionate, delivering enhancements where possible and must not contribute to adverse impacts on ecological integrity, amenity or visitor enjoyment;

C. Planning applications for development and allocations within 500m of the Epping Forest SAC must demonstrate through project level HRA that the development will not generate adverse urban effects on the integrity of the SAC.