



































Epping



Legend

	Residential site allocation		Environmental Designations Ancient Woodland		Road network Motorway		Basemap Roadside area
	Employment site allocation		Ancient Tree		A Road		Roadway
	Traveller site allocation		Veteran Tree		Minor Road		Railway line
	Residential and traveller site allocation		Flood Risk Zones 2 & 3		Rail infrastructure London Underground Central Line		Woodland
	Rural residential site allocation		BAP Habitat		London Underground station		Watercourse
	Rural employment site allocation		Tree Preservation Order		Railway		Waterbody
	Rural traveller site allocation				National Rail station		Built-up area
	Masterplan Area				Epping Ongar Heritage Railway		Local Authority boundary
	Concept Framework Plan Area				Epping Ongar Heritage Railway station		
	Green Belt						
	District Open Land						

EPP.R3 Epping London Underground Car Park



Site Address: Epping Station , Epping, CM16 4HW

Settlement: Epping

Proposed Use: Residential

Size (Ha) 1.60

Indicative Development Area (Ha) 1.20

Indicative Net Density (DpH) 83

Approximate Net Capacity (Dwellings) 89

Site Description:

The site is a car park and builders' yard. It is bounded by the London Underground Central Line to the east with residential development to north, south and west.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

EPP.R3 Epping London Underground Car Park

Development Requirements

Ecology and Trees

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

There are trees adjacent to the site which are protected by Tree Preservation Orders. Protected trees should be considered as part of development proposals to avoid the loss of, or damage to them.

Design

A Development Brief must be produced to guide development proposals for this site prior to any planning application being submitted. It will set out:

- how development proposals should address on-site constraints;
- the infrastructure requirements for the site and how they will be met; and
- the principles of land use, layout, design, height, massing and scale.

The Development Brief will be developed by the applicant in consultation with stakeholders including Epping Town Council and endorsed by the Council. The Development Brief and any development proposals/planning applications should be considered and informed by the Quality Review Panel.

Development proposals should consider incorporating retail uses at ground floor level in close proximity to the Epping London Underground Station forecourt. If provided, any planning application should demonstrate how such retail floorspace will be serviced.

Heritage

Development of the site may impact upon the setting of the locally listed Epping Station and Station House. Development proposals which may affect the settings of these heritage assets should sustain or enhance the significance of them including the contribution made by their setting. Development proposals should preserve the special architectural or historic interest of these locally listed buildings and their settings, including through high quality design/materials.

Infrastructure

Development proposals should incorporate the re-provision of the existing number of car parking spaces for London Underground customers in the development. Such car parking spaces should be integrated into the development through careful design and layout, which may include decked car parking on part of the site area.

This site is within a 400m radius of a London Underground Station. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

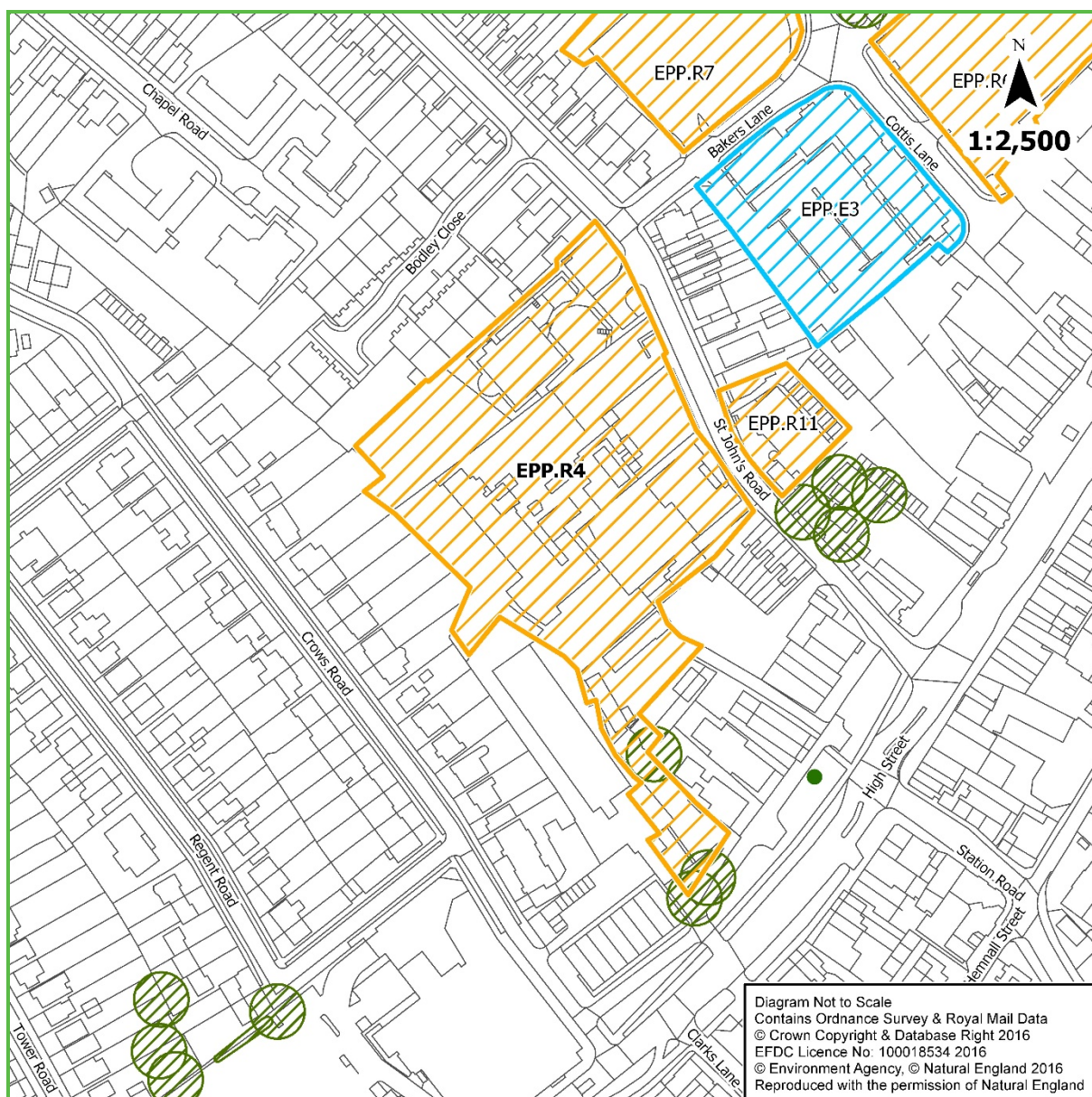
The site has vehicular and pedestrian access and safety constraints. Development proposals will need to ensure that adequate access is provided to the site from Station Road. This may necessitate improvements to Station Approach and the junction with Station Road. In designing the vehicular access for this site, development proposals should consider how the needs of the various users will be met, including residents of the development and customers of London Underground Central Line and associated car park. Improvements to the junction for pedestrian and cyclist access to the site and London Underground Station are likely to be required, including pedestrian crossing(s).

Development proposals should maintain and enhance the pedestrian route connecting Epping London Underground Station and Centre Drive. This should include identifying opportunities to integrate the pedestrian route within the site layout using a design-led approach which addresses the change in levels between Centre Drive and Epping London Underground Station.

Appendix 6: Site Specific Requirements for Site Allocations

The site allocation includes the area currently used as a bus stop, taxi rank and informal drop-off and pick-up location for London Underground customers. Development proposals must identify a coordinated solution to integrating these uses along with the retained London Underground car parking and new residential-led development. This should include the creation of a high quality public realm at the station forecourt area and improvements to pedestrian footpaths/walkways, which are designed to minimise conflict between different road users, cyclists and pedestrians.

EPP.R4 Land at St Johns Road



Site Address: St Johns Road, Epping, Essex

Settlement: Epping

Proposed Use: Residential

Size (Ha) 1.49

Indicative Development Area (Ha) 1.49

Indicative Net Density (DpH) 27

Approximate Net Capacity (Dwellings) 34

Site Description:

The site is a mixed-use area comprising community, religious and former education facilities, and retail, residential and civic uses. It is bounded by residential development to the west, north and east of the site, with a mix of town centres uses to the south.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

EPP.R4 Land at St Johns Road

Development Requirements

Ecology and Trees

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

There are trees adjacent to the southern boundary of the site which are protected by Tree Preservation Orders. Protected trees should be incorporated into the development proposals to avoid the loss of, or damage to, them.

Design

Development proposals should be brought forward in accordance with the Development and Design Brief for the St John's Road Area agreed by Cabinet on 10 September 2012, and should contain a mix of uses including residential development. Other uses on site could include leisure, retail, community facilities, hospitality and employment uses.

Development proposals for this site should be considered and informed by the Quality Review Panel.

Heritage

Development proposals may directly impact upon locally listed 21 St John's Road, Cookery Building of Epping Junior School, Centrepont 23 St John's Road and 19 St John's Road, which are located within the site. It may also impact upon the setting of Grade II* listed Church of St John the Baptist and Grade II listed 5, 7, 9 and 11 St John's Road. Development proposals which incorporate or may affect the settings of these heritage assets should sustain or enhance the significance of them including the contribution made by their setting. The Council requires development proposals to preserve the special architectural or historic interest of these Locally Listed Buildings on site through their retention, sensitive conversion and refurbishment. This particularly applies to the Centrepont building and the Cookery Building. Opportunities to bring them back into public use should also be explored. Development proposals should preserve the special architectural or historic interest of the Church of St John the Baptist and its setting including through appropriate layout, scale, height, massing and high quality design/materials within the vicinity of the church.

The southern part of the site is partially located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials. For those parts of the site located within the Conservation Area, an assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area should be retained and reused.

Infrastructure

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

EPP.R5 Epping Sports Centre



Site Address: 25 Hemnall Street, Epping, Essex, CM16 4LU

Settlement: Epping

Proposed Use: Residential

Size (Ha) 0.43

Indicative Development Area (Ha) 0.43

Indicative Net Density (DpH) 101

Approximate Net Capacity (Dwellings) 43

Site Description:

The site is a leisure centre and associated car park. It is bounded by Hemnall Street to the north, Nicholl Road to the south and residential development to the west and east.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

EPP.R5 Epping Sports Centre

Development Requirements

Ecology and Trees

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

There are trees on the north-eastern boundary of the site which are protected by Tree Preservation Orders. Protected trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include incorporating trees within on-site open or amenity space.

Heritage

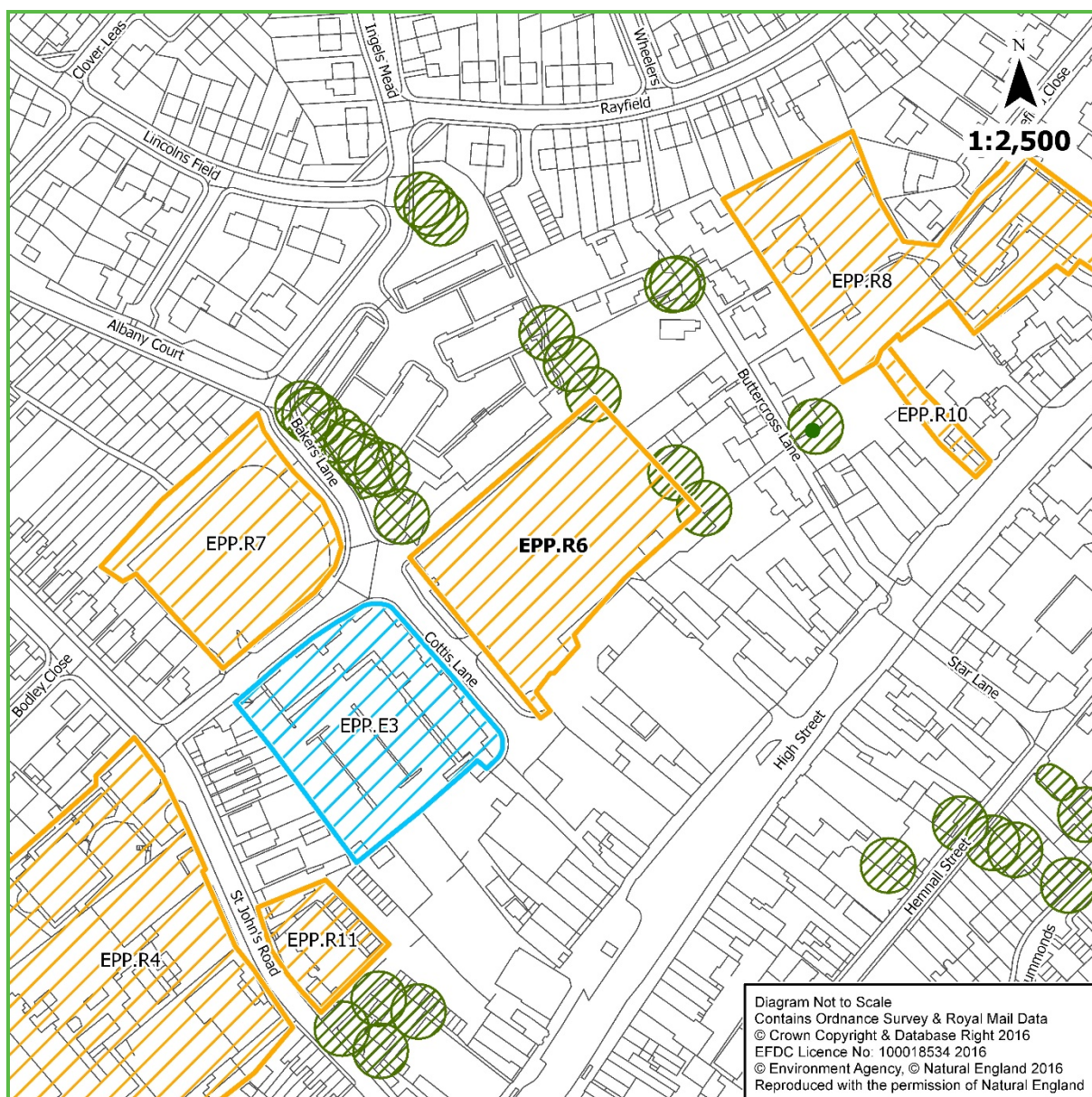
This site is located adjacent to the Epping Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials.

Infrastructure

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

Closure of the existing Epping Sports Centre and the re-development of this site should not take place until a suitable replacement sports/leisure facility is delivered and is operational. This is to ensure that the public have uninterrupted access to sports/leisure facilities in the local area.

EPP.R6 Cottis Lane Car Park



Site Address: Cottis Lane Car Park

Settlement: Epping

Proposed Use: Residential

Size (Ha) 0.56

Indicative Development Area (Ha) 0.47

Indicative Net Density (DpH) 106

Approximate Net Capacity (Dwellings) 47

Site Description:

The site is a car park. It is bounded by hedgerows. There is residential and town centre development to the north, east and south of the site with Cottis Lane to the west.

When bringing forward development proposals, regard should be had to the Local Plan as a whole.

This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

EPP.R6 Cottis Lane Car Park

Development Requirements

Development proposals for site allocations EPP.R6 Cottis Lane Car Park and EPP. R7 Bakers Lane Car Park should, in combination, deliver approximately 78 dwellings (net) and the re-provision of the existing number of car parking spaces provided at both car parks. This is to provide flexibility to enable acceptable and viable proposals to be brought forward on each site. Should development of this site deliver a lower number of dwellings than that which it has been allocated for (47 dwellings), the remaining balance should be met on allocation site EPP. R7 Bakers Lane Car Park.

Ecology and Trees

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

There are trees on the north-eastern boundary of the site which are protected by Tree Preservation Orders. Protected trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include incorporating trees within on-site open or amenity space.

Design

Development proposals for this site should be considered and informed by the Quality Review Panel.

Heritage

Development of the site may impact upon the setting of Grade II listed 221, 223, 225, 227, 229-233, 261, 263, 257, 259 and 269 High Street. Development proposals which may affect the settings of these Listed Buildings should sustain or enhance the significance of them including the contribution made by their setting. Development proposals should preserve the special architectural or historic interest of these Listed Buildings through appropriate density, heights, and high quality design/materials.

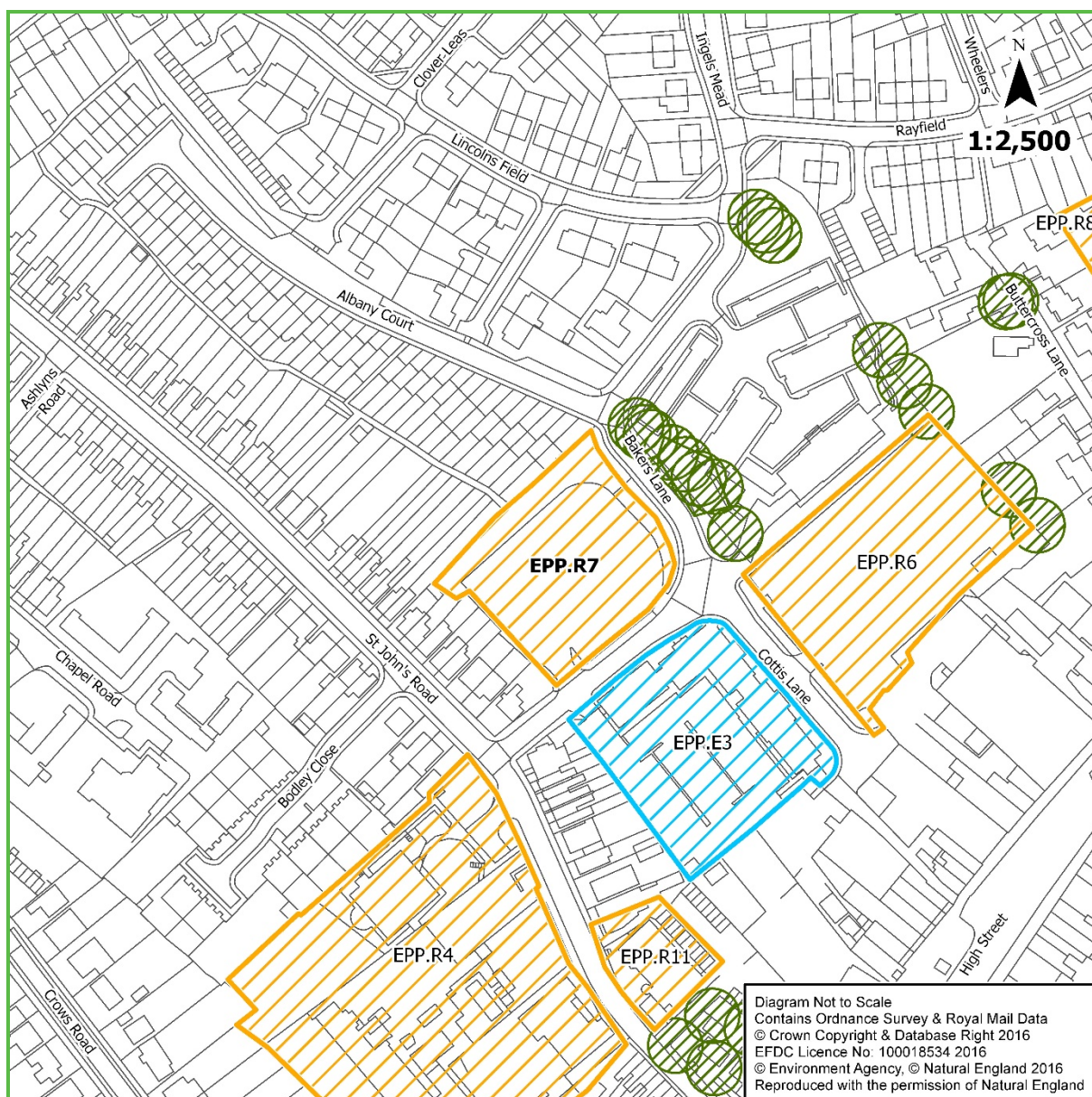
This site is located adjacent to the Epping Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials.

Infrastructure

Development proposals for site allocations EPP.R6 and EPP.R7 should together incorporate the re-provision of the existing number of car parking spaces for town centre visitors to ensure that there is no net loss of parking spaces. Such car parking spaces should be integrated into the development through careful design and layout, which may include decked, basement or undercroft car-parking.

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

EPP.R7 Bakers Lane Car Park



Site Address: Bakers Lane Car Park

Settlement: Epping

Proposed Use: Residential

Size (Ha) 0.42

Indicative Development Area (Ha) 0.33

Indicative Net Density (DpH) 95

Approximate Net Capacity (Dwellings) 31

Site Description:

The site is a car park. It is bounded by hedgerows beyond which is residential development to the west and north and Baker Lane to the south and east.

When bringing forward development proposals, regard should be had to the Local Plan as a whole.

This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

EPP.R7 Bakers Lane Car Park

Development Requirements

Development proposals for site allocations EPP.R6 Cottis Lane Car Park and EPP. R7 Bakers Lane Car Park should, in combination, deliver approximately 78 dwellings (net) and the re-provision of the existing number of car parking spaces provided at both car parks. This is to provide flexibility to enable acceptable and viable proposals to be brought forward on each site. Should development of this site deliver a lower number of dwellings than that which it has been allocated for (31 dwellings), the remaining balance should be met on allocation site EPP. R6 Cottis Lane Car Park.

Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Design

The design of development proposals should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials to avoid detrimental impacts on the amenity of existing neighbouring properties.

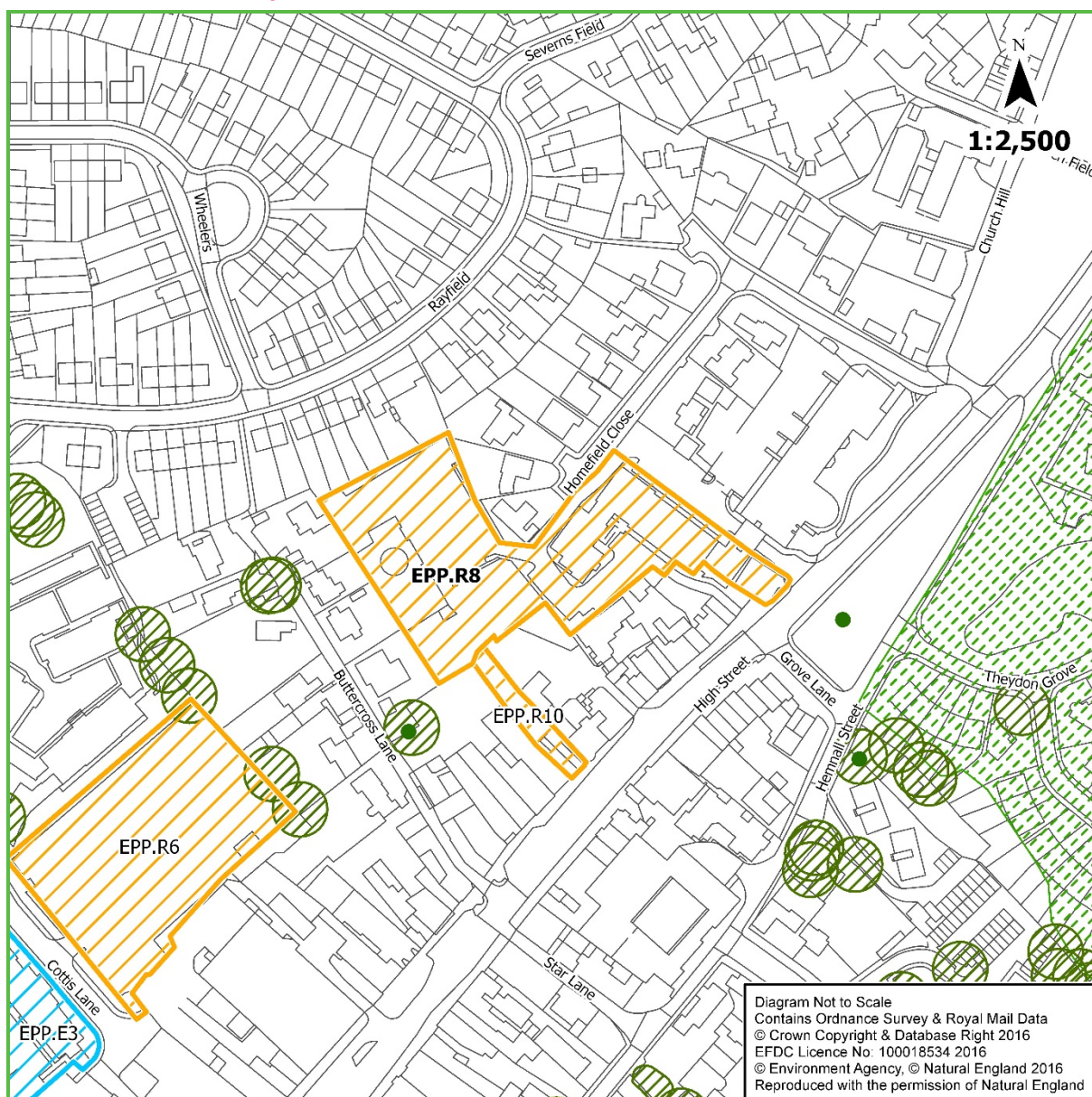
Development proposals for this site should be considered and informed by the Quality Review Panel.

Infrastructure

Development proposals for site allocations EPP.R6 and EPP.R7 should together incorporate the re-provision of the existing number of car parking spaces for town centre visitors to ensure that there is no net loss of parking spaces. Such car parking spaces should be integrated into the development through careful design and layout, which may include decked, basement or undercroft car-parking.

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

EPP.R8 Land and part of Civic Offices



Site Address: Civic Offices, 323 High Street, Epping, CM16 4BZ

Settlement: Epping

Proposed Use: Residential

Size (Ha) 0.66

Indicative Development Area (Ha) 0.66

Indicative Net Density (DpH) 68

Approximate Net Capacity (Dwellings) 44

Site Description:

The site contains part of Epping Forest District Council's Civic Offices and associated car parking. It is bounded by residential development to the north, the remainder of the Council's Civic Offices to the east, residential development to the west and town centre uses to the south.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

EPP.R8 Land and part of Civic Offices**Development Requirements****Ecology**

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Development of this site is likely to directly affect a confirmed Protected Species (Great Crested Newts) population. Development proposals should be subject to careful design and layout to avoid the loss of, or harm to, the Great Crested Newts or their habitat. Where adverse impacts of development proposals on the Protected Species are unavoidable, they should be addressed in accordance with the requirements of Policy DM 1.

Design

A Development Brief must be produced to guide development proposals for this site prior to any planning application being submitted. It will set out:

- how development proposals should address on-site constraints;
- the infrastructure requirements for the site and how they will be met; and
- the principles of land use, layout, design, height, massing and scale.

The Development Brief will be developed by the applicant in consultation with stakeholders including Epping Town Council and endorsed by the Council. The Development Brief and any development proposals/planning applications should be considered and informed by the Quality Review Panel.

Development proposals should consider opportunities to introduce suitable town centre/retail frontage at ground floor level on to the High Street. If provided, any planning application should demonstrate how such town centre/retail floorspace will be serviced.

Heritage

Development of the site may impact upon the setting of the Grade II listed 309, 311, 315, 317 and 319 High Street and The Black Lion Public House. Development proposals which may affect the settings of these Listed Buildings should sustain or enhance the significance of them including the contribution made by their setting. Development proposals should preserve the special architectural or historic interest of these Listed Buildings through appropriate layout, height, scale, massing and high quality design/materials.

The southern half of the site is partially located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials. For those parts of the site located within the Conservation Area an assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area, including the yellow-brick building fronting High Street located within the site boundary, should be retained/reused.

On-site Constraints

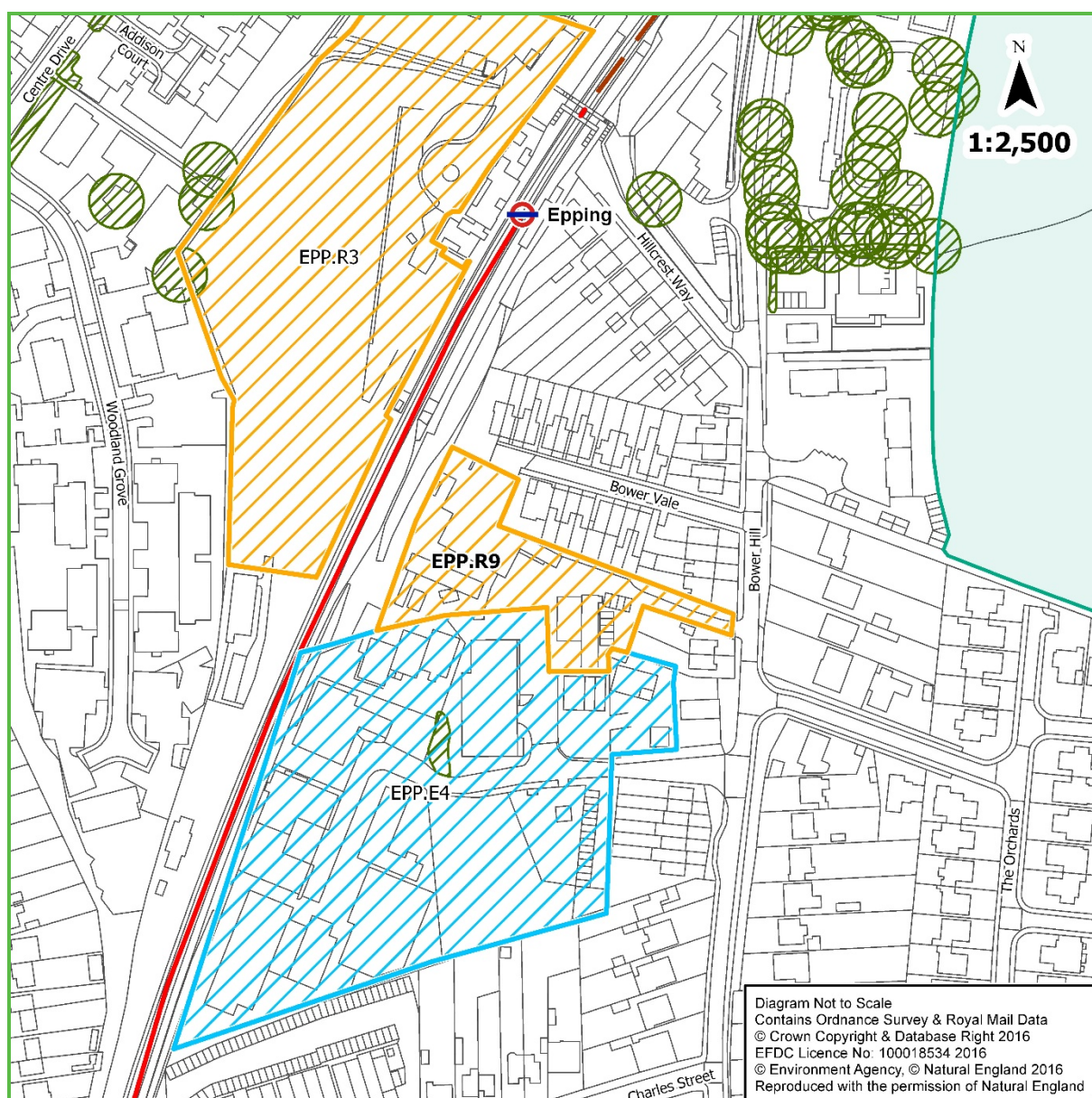
There is currently a single vehicular access to the Council's Civic Offices from the High Street. Development proposals will be required to improve the existing access or create a new access on to the High Street. In designing the vehicular access for this site, development proposals should consider how access for the residential development will relate to access for the remaining part of the Civic Offices (and associated car park). It should also be designed to minimise traffic impacts on the High Street.

Infrastructure

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site

for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

EPP.R9 Land at Bower Vale



Site Address: 17 Bower Vale, Epping, Essex, CM16 7AS

Settlement: Epping

Proposed Use: Residential

Size (Ha) 0.40

Indicative Development Area (Ha) 0.40

Indicative Net Density (DpH) 128

Approximate Net Capacity (Dwellings) 50

Site Description:

The site comprises a warehouse in industrial use, derelict former utilities works, and greenfield land. It is bounded by the London Underground Central Line to the west, residential development to the north, Bower Hill to the east and predominantly industrial and warehousing uses to the south.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

EPP.R9 Land at Bower Vale

Development Requirements

Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Design

Development proposals for this site should be considered and informed by the Quality Review Panel.

Heritage

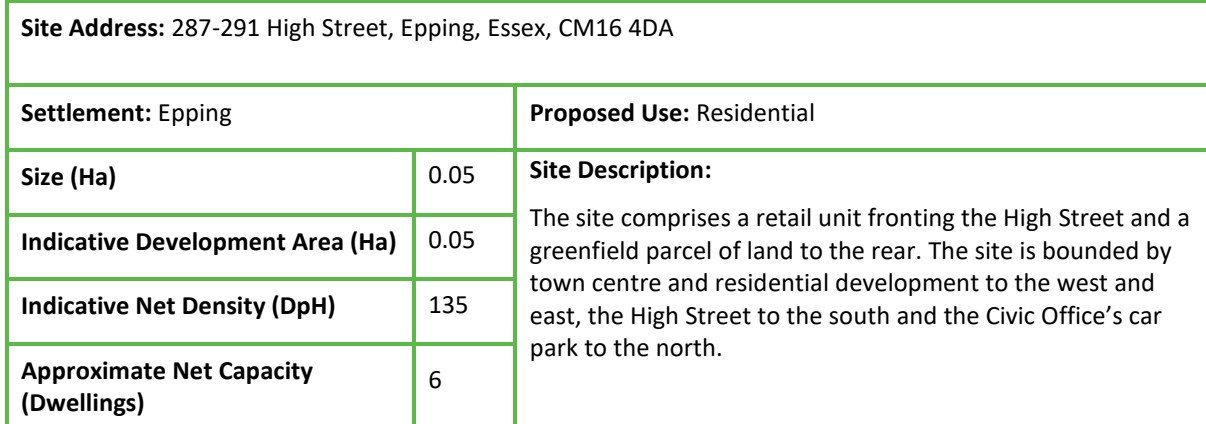
This site is situated within an area identified as having archaeological potential due to its historic industrial uses. Development proposals will be required to prepare an archaeological watching brief and to secure the implementation of archaeological investigation and, if applicable archaeological works, as part of any planning application.

On-site constraints

The site is identified as being at risk of noise and air quality impacts due to its proximity to the London Underground Central Line and adjacent industrial uses. Development proposals should mitigate noise and air quality impacts through careful design and layout. This could include orientating built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.

Infrastructure

This site is within a 400m radius of a London Underground Station. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.



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EPP.R10 Land to Rear of High Street

Development Requirements

Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Design

The site is located within Epping Town Centre Primary Retail Frontage and Primary Shopping Area. The ground floor retail frontage on to the High Street should be retained as part of the development.

Heritage

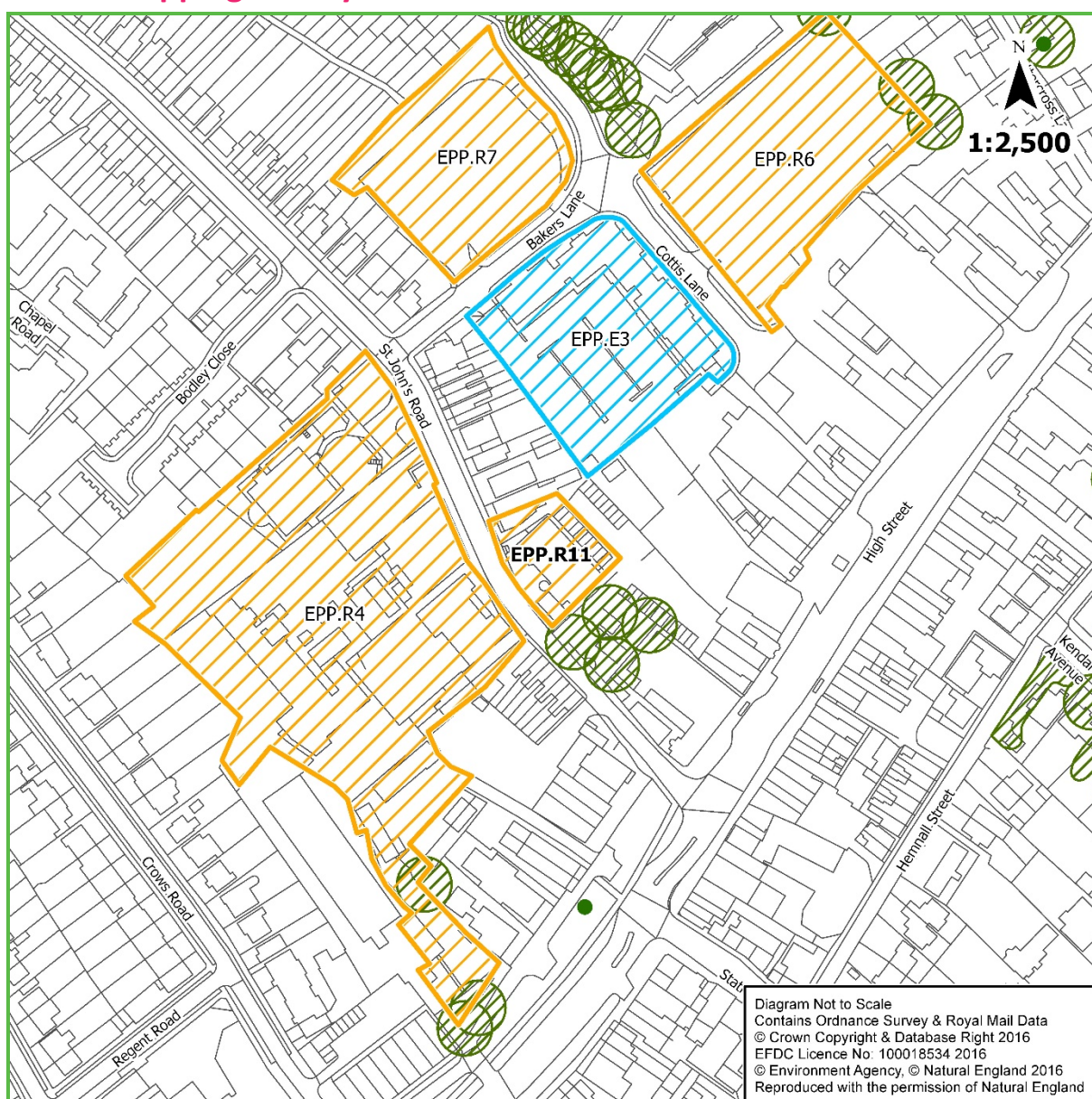
Development of the site may impact upon the setting of the adjacent Grade II listed Black Lion Public House. Development proposals which may affect the setting of this Listed Building should sustain or enhance its significance including the contribution made by its setting. Development proposals should preserve the special architectural or historic interest of this Listed Building through high quality design/materials.

This site is located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials. An assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area should be retained and reused.

Infrastructure

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

EPP.R11 Epping Library



Site Address: Epping Library, St John's Road, Epping, CM16 5DN

Settlement: Epping

Proposed Use: Residential

Size (Ha) 0.13

Indicative Development Area (Ha) 0.13

Indicative Net Density (DpH) 88

Approximate Net Capacity (Dwellings) 11

Site Description:

The site is a library. It is bounded by residential development to the north, St Johns Road to the west, car park to the east and Church of St John the Baptist to the south.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

EPP.R11 Epping Library

Development Requirements

Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Heritage

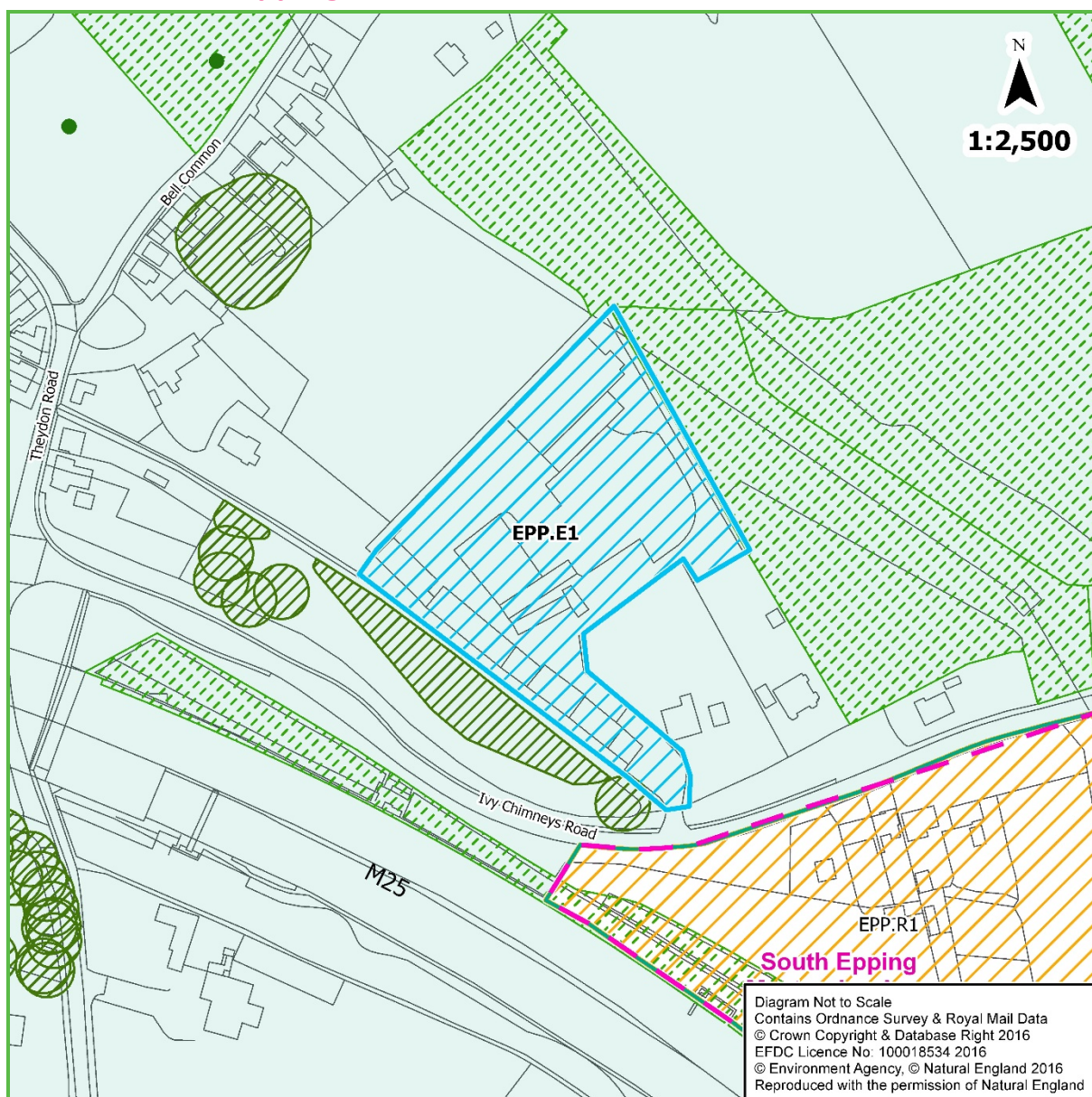
Development of the site may impact upon the setting of the Grade II* listed Church of St John the Baptist and the Grade II listed 5, 7, 9 and 11 St John's Road. Development proposals which may affect the setting of these Listed Buildings should sustain or enhance their significance including the contribution made by their setting. Development proposals should preserve the special architectural or historic interest of these Listed Buildings through high quality design/materials.

This site is located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials. An assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area should be retained and reused.

Infrastructure

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

EPP.E1 Land at Eppingdene



Site Address: Eppingdene, Ivy Chimneys Road, CM16 4EL

Settlement: Epping

Proposed Use: Employment

Size (Ha)

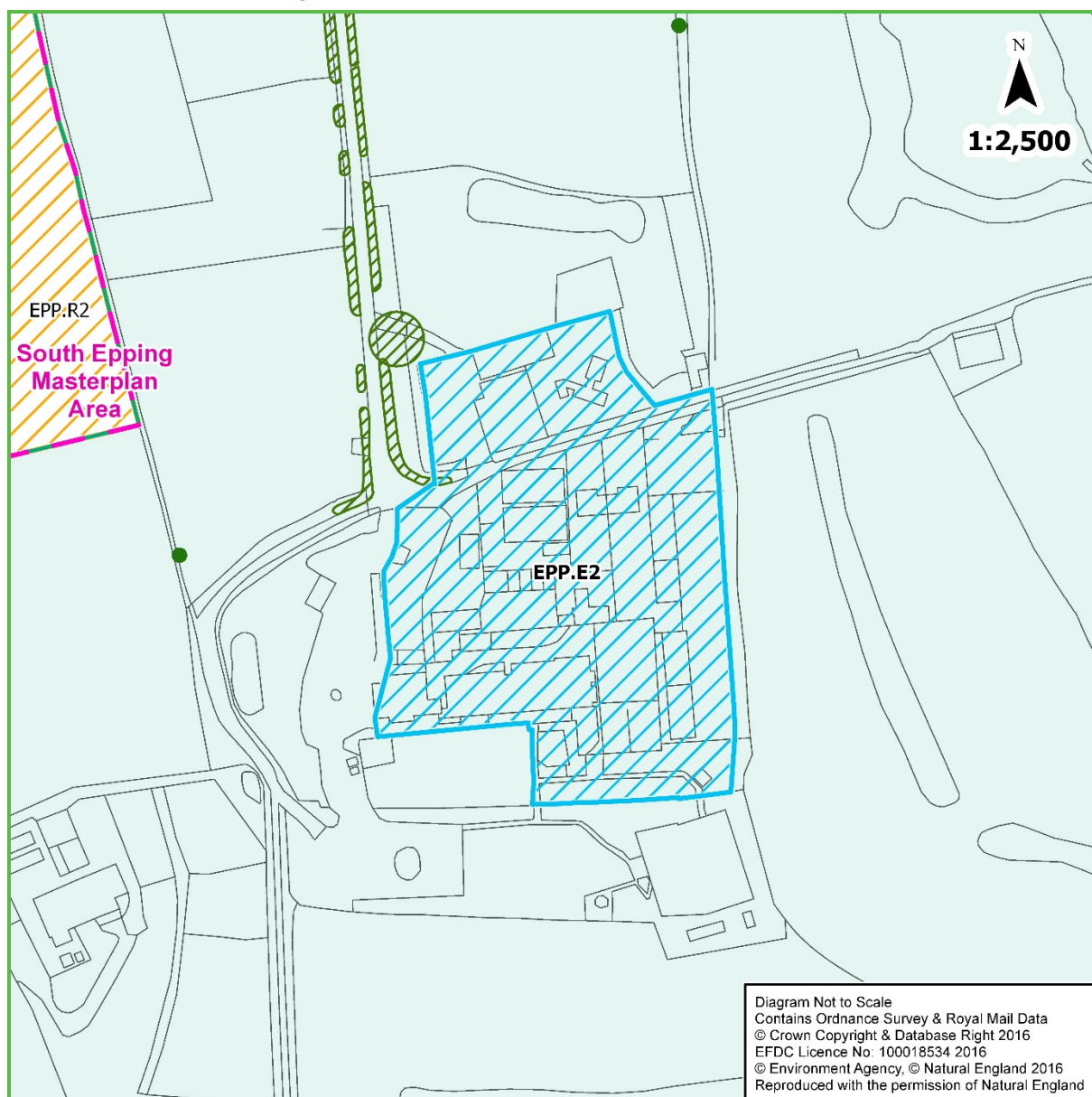
1.11

Site Description:

The site comprises buildings predominantly in industrial use with associated hardstanding, and small areas of greenfield land. The site is bounded by Ivy Chimneys Road and wooded areas to the south, residential properties to the west, and agricultural land/woodland to the north and east.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

EPP.E2 Land at Coopersale Hall



Site Address: Land at Coopersale Hall, Flux's Lane, Coopersale, CM16 7PE

Settlement: Epping

Proposed Use: Employment

Size (Ha)

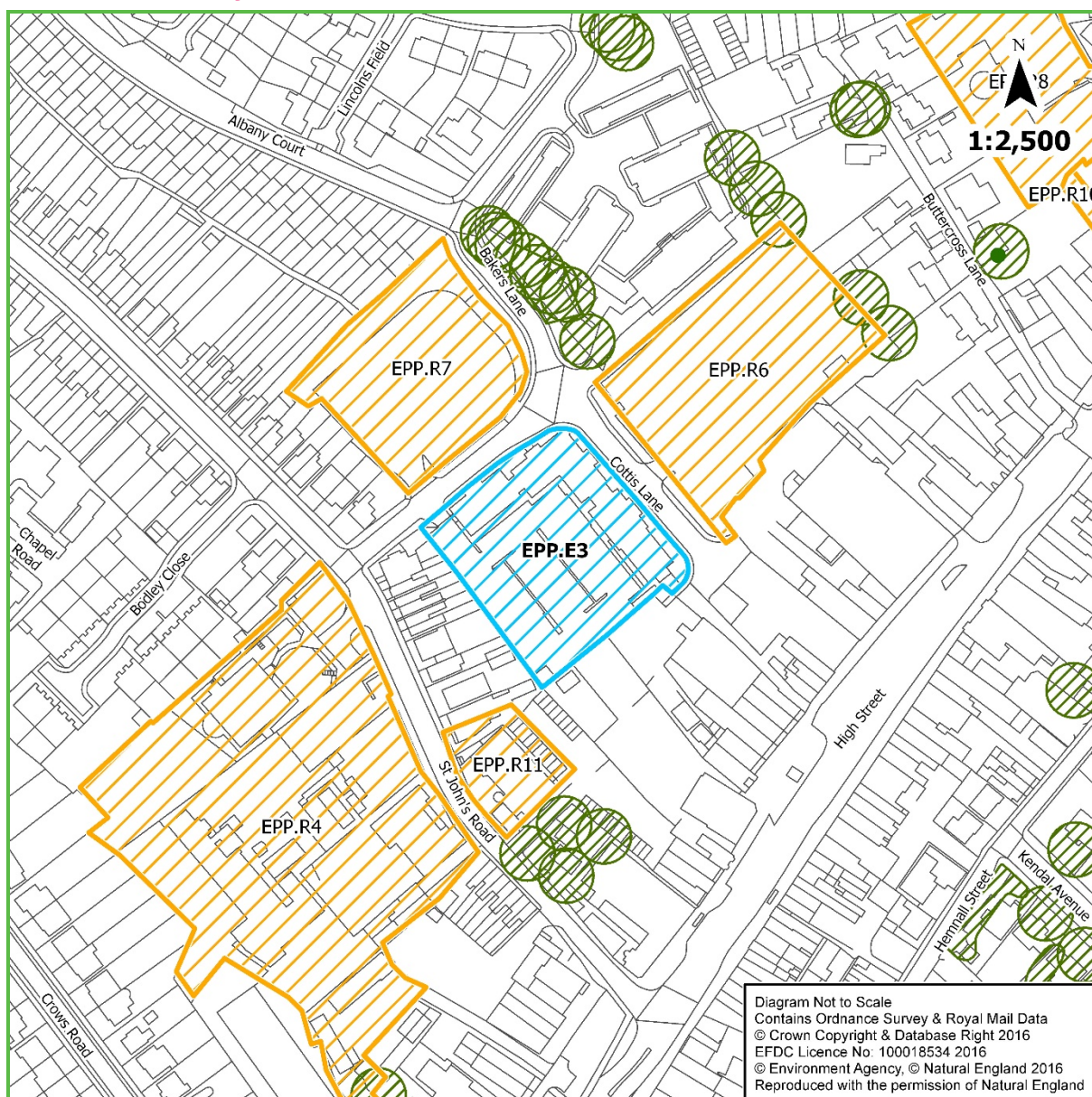
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Site Description:

The site comprises a complex of buildings predominantly in office and industrial uses and associated hardstanding, as well as residential and education uses. It is bounded by a gold course to the north and east, by sports facilities and buildings associated with the education uses to the south, and by agricultural land to the west.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

EPP.E3 Falconry Court



Site Address: Falconry Court, Bakers Lane, Epping, CM16 5BD

Settlement: Epping

Proposed Use: Employment

Size (Ha)

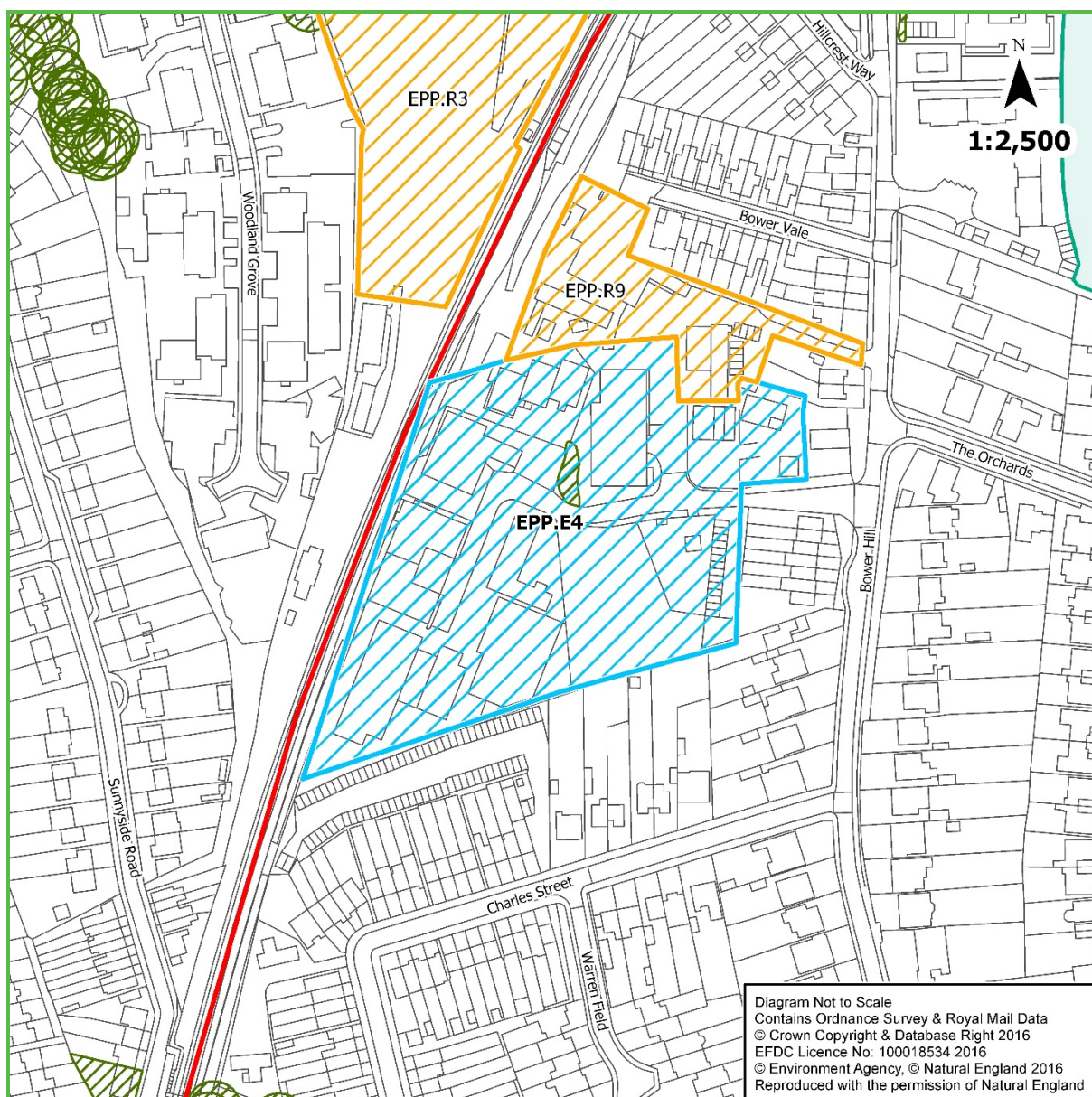
0.50

Site Description:

The site comprises buildings in office use and associated car parking. The site is surrounded by residential and retail development (including car parks).

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

EPP.E4 Bower Hill Industrial Estate



Site Address: Bower Hill Industrial Estate, Epping, CM16 7BN

Settlement: Epping

Proposed Use: Employment

Size (Ha)

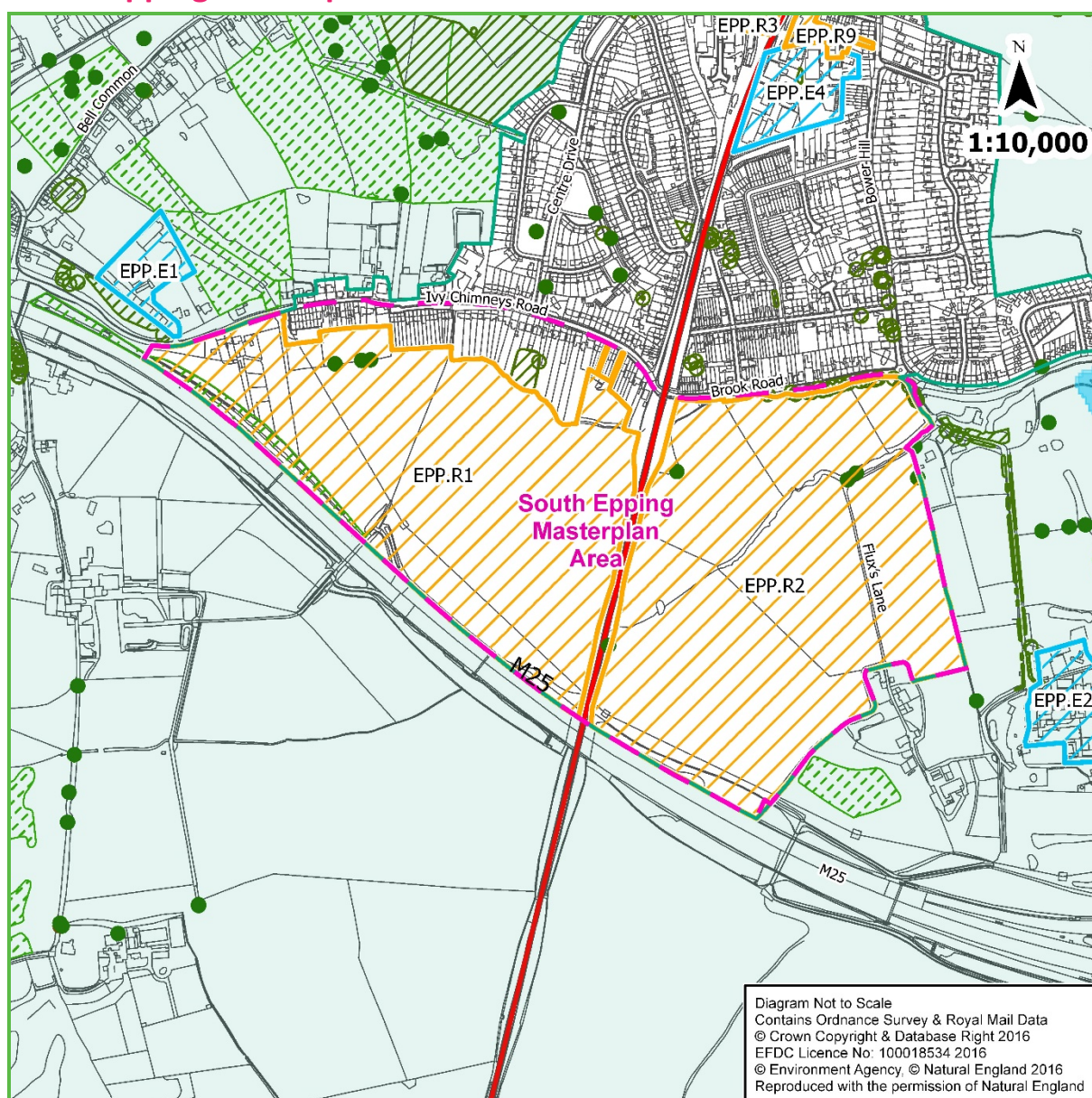
1.73

Site Description:

The site is an industrial estate predominantly with associated hardstanding and areas of scrubland. It is bounded by the London Underground Central Line to the west and by residential development to the north, east and south.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

South Epping Masterplan



Settlement: Epping		Proposed Use: Residential
Masterplan Area (Ha)	48.92	Site Description: The Masterplan Area is predominantly agricultural land. It is bounded by the M25 to the south and west, Ivy Chimneys Road and Brook Road to the north, and greenfield land to the east.
Indicative Development Area (Ha)	28.95	
Minimum Net Capacity (Dwellings)	950	
Site Allocations included in Masterplan: <ul style="list-style-type: none">EPP.R1 Land South of Epping - WestEPP.R2 Land South of Epping - East		

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.