






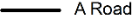










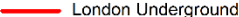
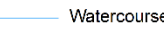
















# Buckhurst Hill



## Legend

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

## BUCK.R1 Land at Powell Road



**Site Address:** St Just, 1 Powell Road, Buckhurst Hill, Essex, IG9 5RD

**Settlement:** Buckhurst Hill

**Proposed Use:** Residential

**Size (Ha)** 0.84

**Indicative Development Area (Ha)** 0.84

**Indicative Net Density (DpH)** 38

**Approximate Net Capacity (Dwellings)** 31

**Site Description:**

The site is partially developed and comprises a large residential garden. It is bounded by Powell Road/Roebuck Lane to the west, residential development to the north and south and greenfield land to the 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.

## **BUCK.R1 Land at Powell Road**

### **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 may indirectly affect the adjacent Linder's Fields Local Nature Reserve and Local Wildlife Site. Development proposals should be subject to careful design and layout and, where appropriate, incorporate an ecological buffer to protect the identified ecological sites.

#### **Heritage**

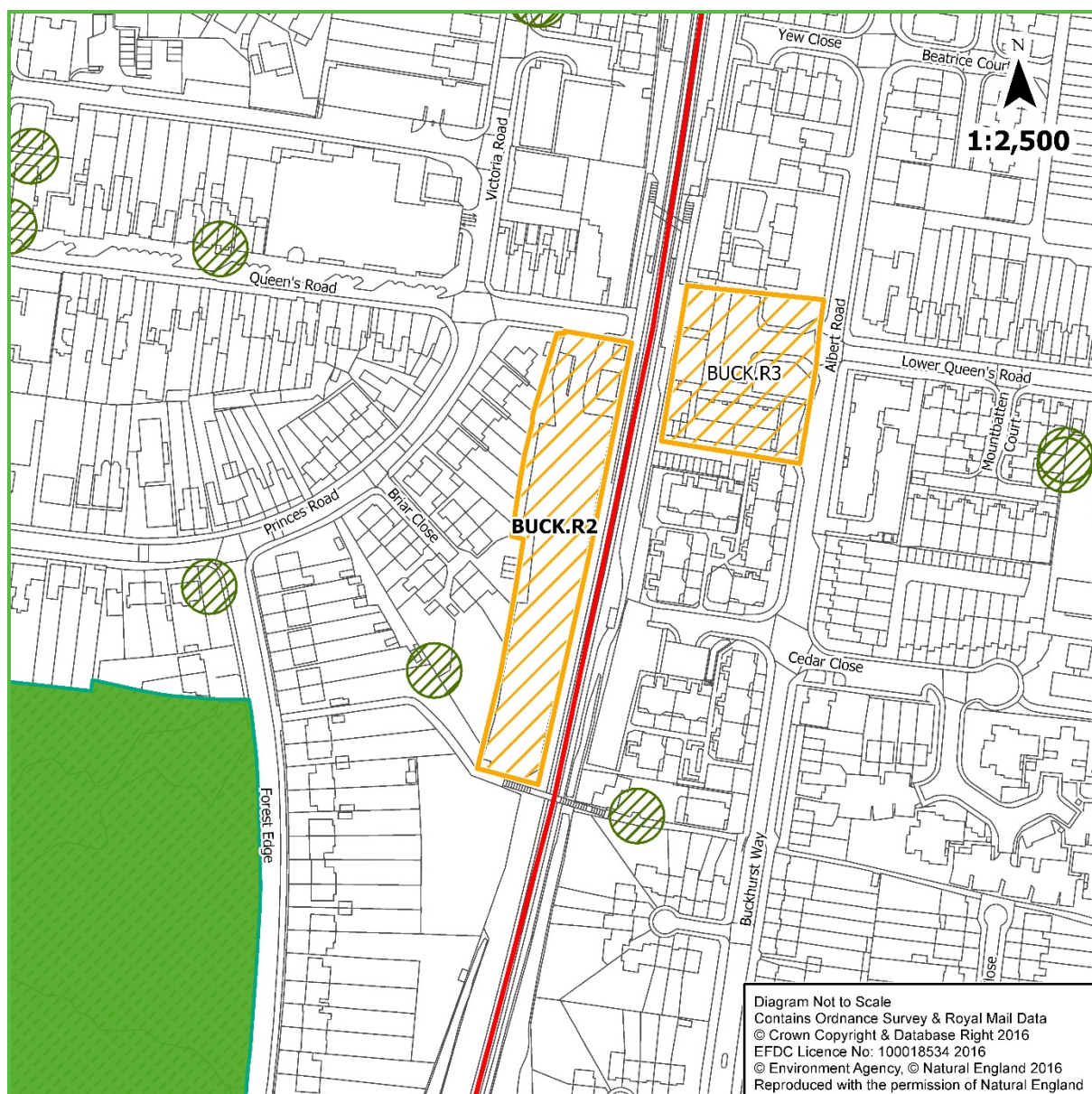
Development of the site may directly impact upon the locally listed 1 Powell Road. The Council requires development proposals to preserve the special architectural or historic interest of this Locally Listed Building through its retention and sensitive conversion. Development proposals for new development which may affect the setting of this building should sustain or enhance its significance, including the contribution made by its setting, including through layout, high quality design/materials and/or screening.

#### **Green Belt Boundary**

As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the eastern edge of the site.



## BUCK.R2 Queens Road Car Park



**Site Address:** Queens Road, Lower Car Park, Buckhurst Hill

**Settlement:** Buckhurst Hill

**Proposed Use:** Residential

**Size (Ha)** 0.43

**Indicative Development Area (Ha)** 0.43

**Indicative Net Density (DpH)** 97

**Approximate Net Capacity (Dwellings)** 41

**Site Description:**

The site is a car park. It is bounded by the London Underground Central Line to the east and residential development to the 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.

## BUCK.R2 Queens Road Car Park

### 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.

Development proposals should consider incorporating retail uses at the ground floor level, where they would complement the offer of the adjacent Small District Centre. If provided, any planning application should demonstrate how such retail floorspace will be serviced.

#### On-site Constraints

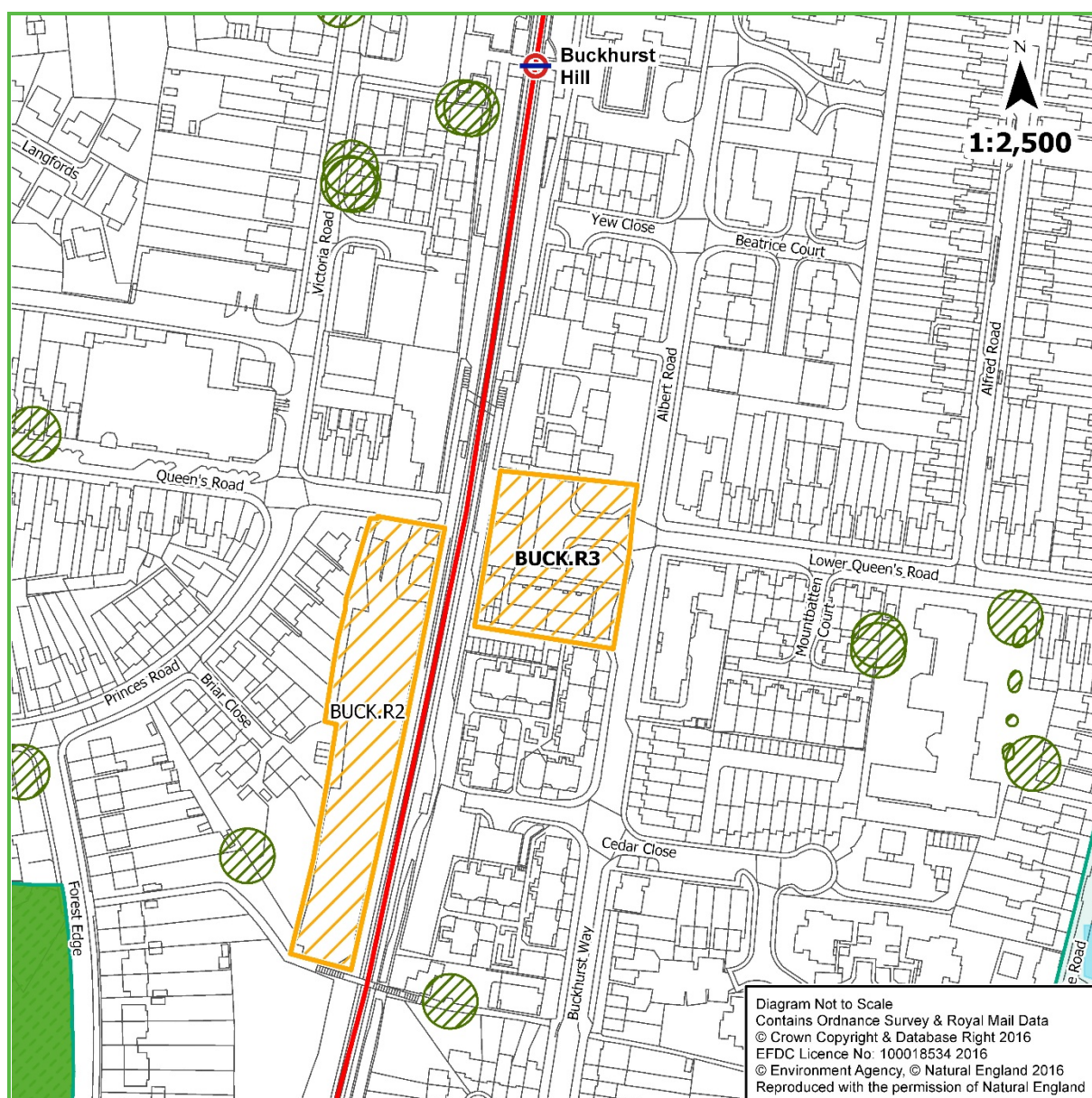
The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should mitigate noise impacts through careful design and layout. This could include orientating built development away from areas most affected, providing planting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

#### Infrastructure

Development proposals should incorporate the re-provision of the existing number of car parking spaces for London Underground customers and users of the Small District Centre in the development. Such car parking spaces should be integrated into the development through careful design and layout, which may include basement or undercroft car-parking.

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.

## BUCK.R3 Stores at Lower Queens Road



**Site Address:** 2-7 Lower Queens Road, Buckhurst Hill, Essex

**Settlement:** Buckhurst Hill

**Proposed Use:** Residential

**Size (Ha)** 0.30

**Site Description:**

**Indicative Development Area (Ha)** 0.30

The site contains a parade of local shops with residential flats above and associated parking and access. It is bounded by the London Underground Central Line to the west, Albert Road to the east and residential development to the north and south.

**Indicative Net Density (DpH)** 130

**Approximate Net Capacity (Dwellings)** 15

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.



## BUCK.R3 Stores at Lower Queens Road

### 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 will be required to incorporate replacement local retail provision on the ground floor of the development. Any planning application should demonstrate how such retail floorspace will be serviced.

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 War Memorial located opposite the site. Development proposals which may affect the setting of this heritage asset 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 and its setting, including through appropriate layout and high quality design/materials.

#### On-site Constraints

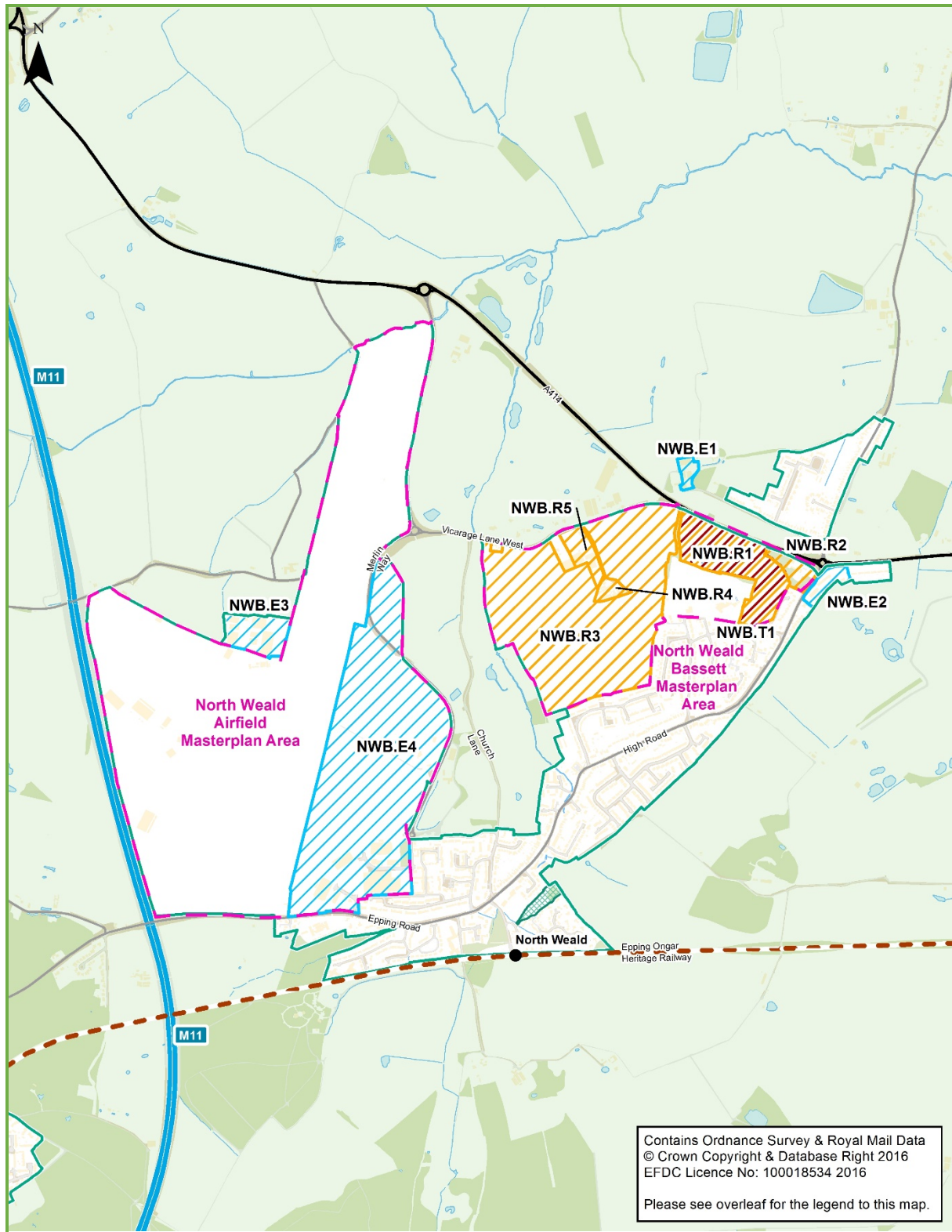
The site includes an existing Public Right of Way to the west of the site which connects the site to the London Underground Station via a pedestrian foot-tunnel. This should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

#### 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. Any planning application should also consider parking provision to serve the needs of customers of the retail units, which could include provision of dedicated or shared parking bays.



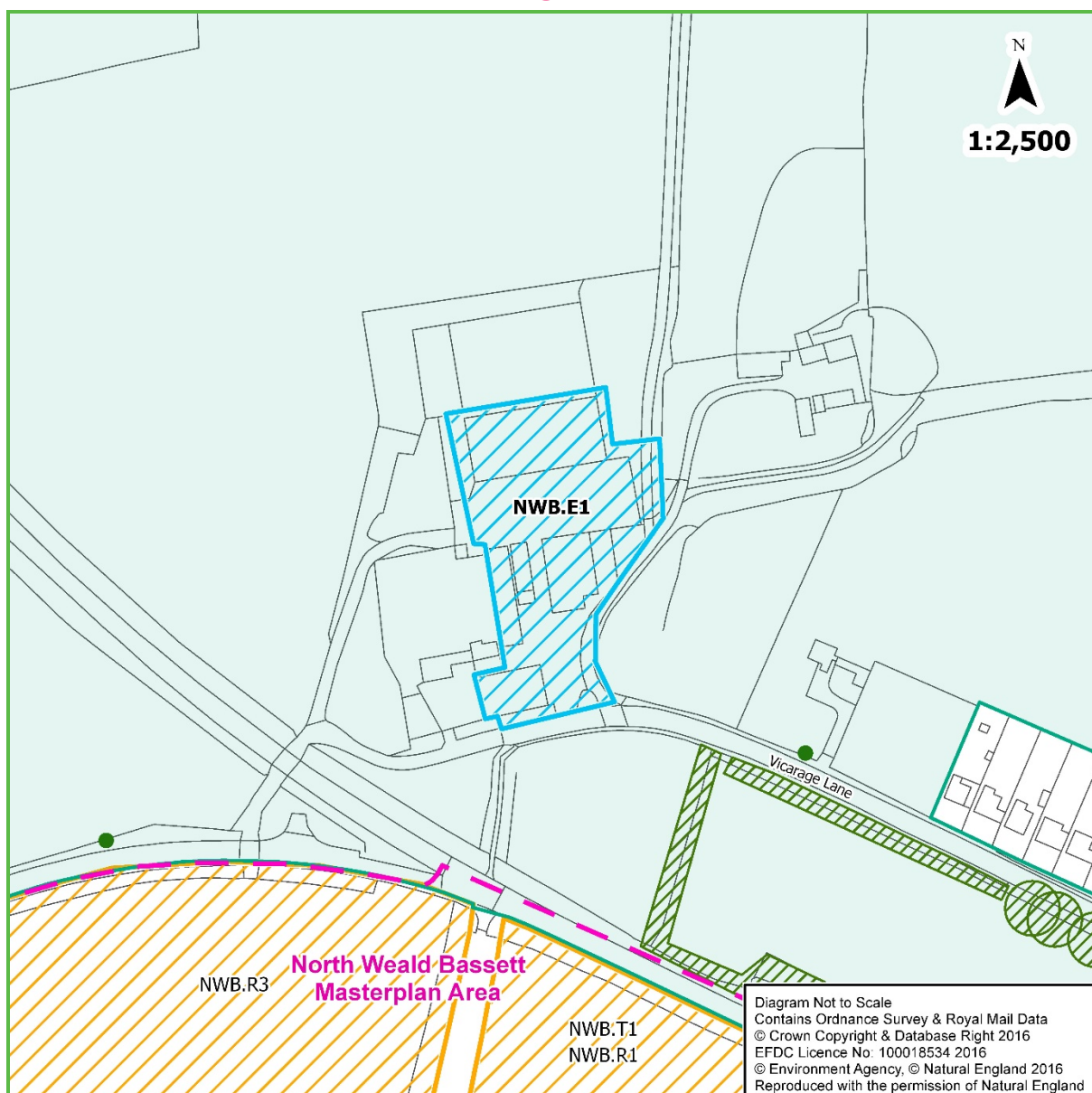
# North Weald Bassett



## Legend

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

## NWB.E1 New House Farm at Vicarage Lane



**Site Address:** Vicarage Lane, North Weald Bassett, CM16 6AP

**Settlement:** North Weald Bassett

**Proposed Use:** Employment

**Size (Ha)**

0.63

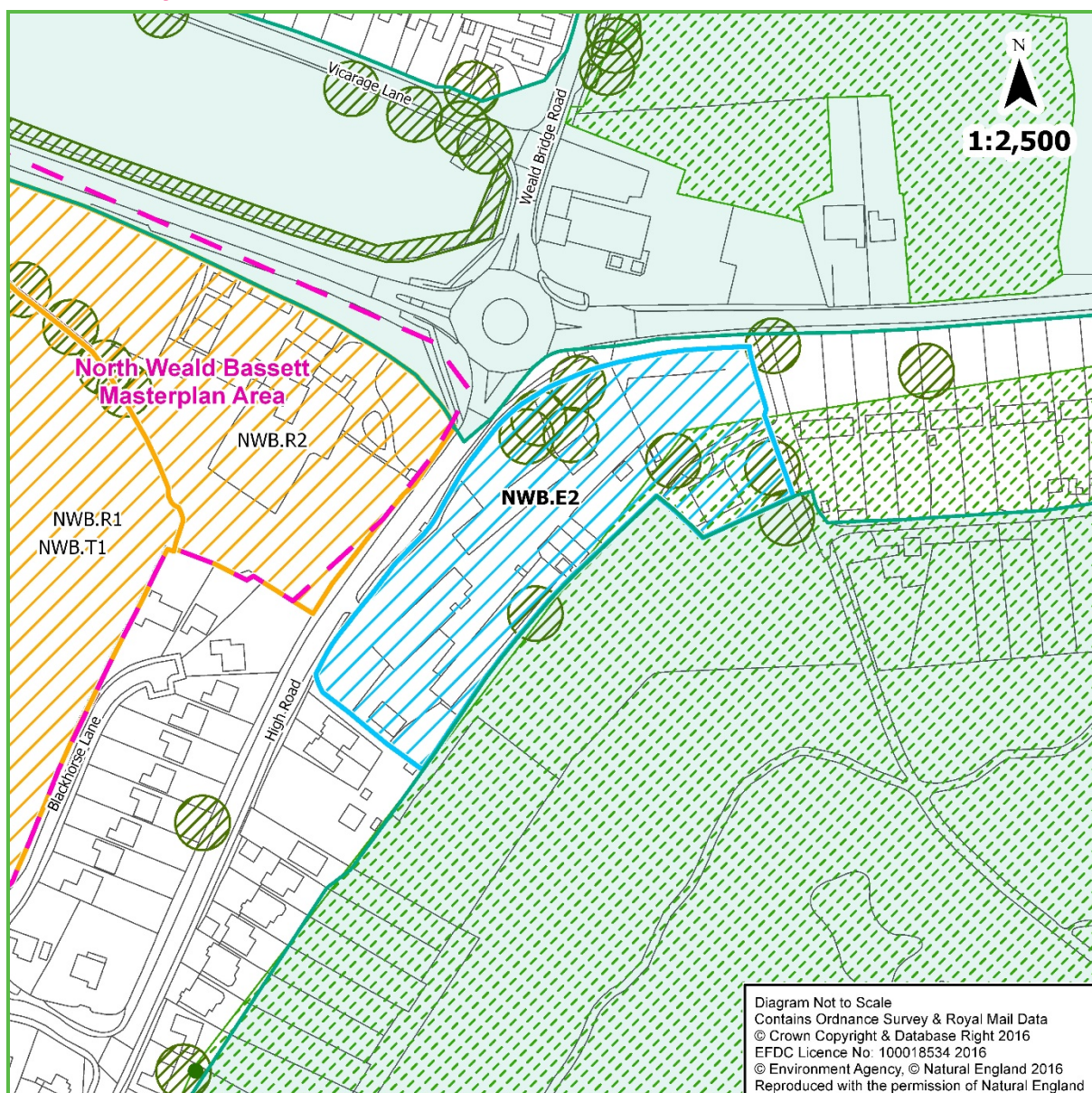
**Site Description:**

The site comprises various sheds/structures in industrial and office uses. It is bounded by residential development and scrubland to the east, Vicarage Lane to the south and agricultural land/buildings to the north 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.



## NWB.E2 Tylers Green Industrial Area



**Site Address:** High Road, North Weald Bassett, CM16 6EG

**Settlement:** North Weald Bassett

**Proposed Use:** Employment

**Size (Ha)**

1.10

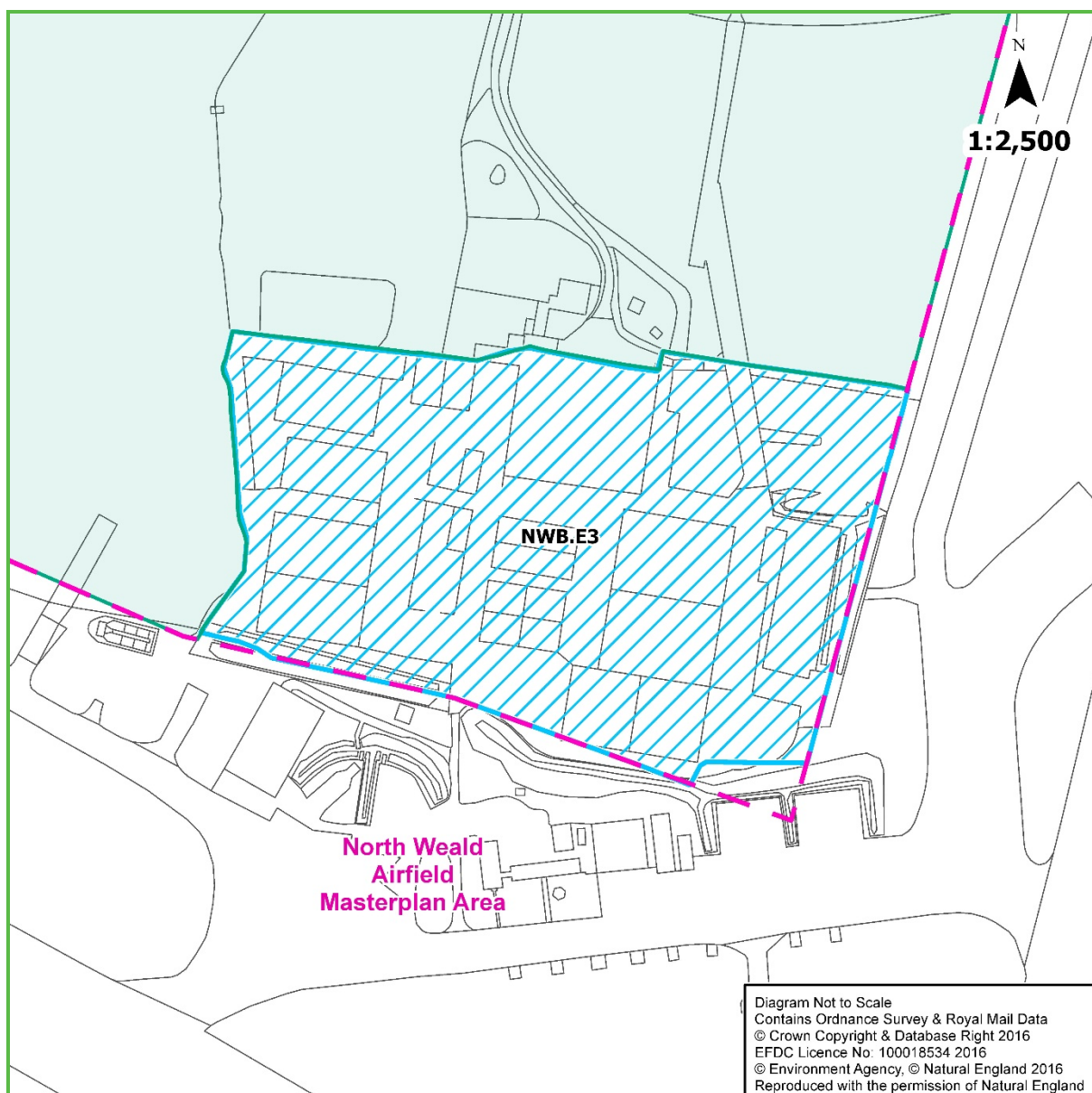
**Site Description:**

The site predominantly comprises industrial uses and associated hardstanding. It is bounded by High Road (B181) to the west, High Road (A414) to the north, residential properties to the east and south west, and recreational uses (golf course) to the south 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.



## NWB.E3 Weald Hall Farm and Commercial Centre



**Site Address:** Canes Lane, North Weald Bassett, CM16 6FJ

**Settlement:** North Weald Bassett

**Proposed Use:** Employment

**Size (Ha)**

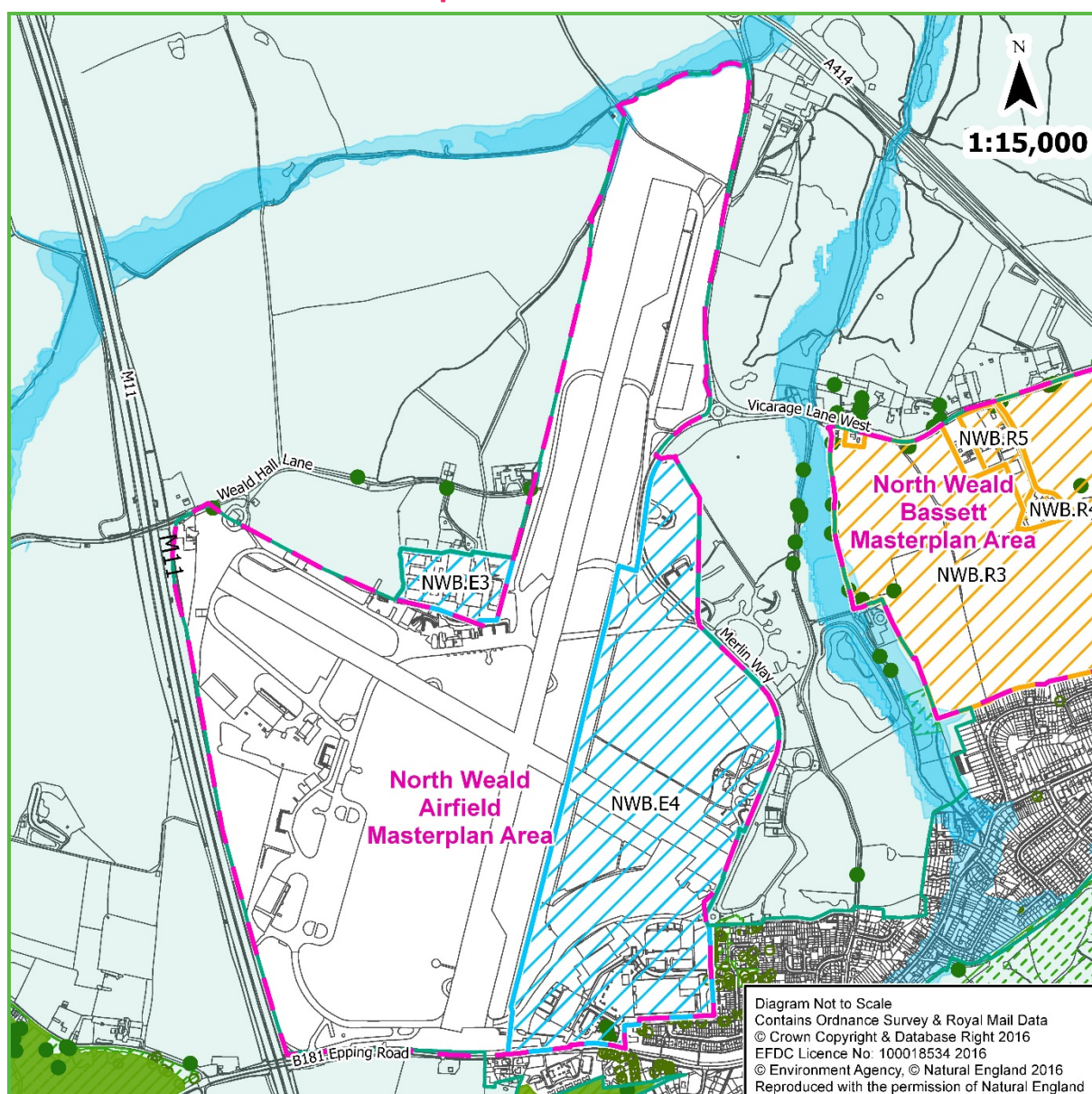
3.31

**Site Description:**

The site comprises various sheds/buildings in industrial uses and associated hardstanding. It is bounded by agricultural land to the north and west, and by North Weald Airfield 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.

## North Weald Airfield Masterplan

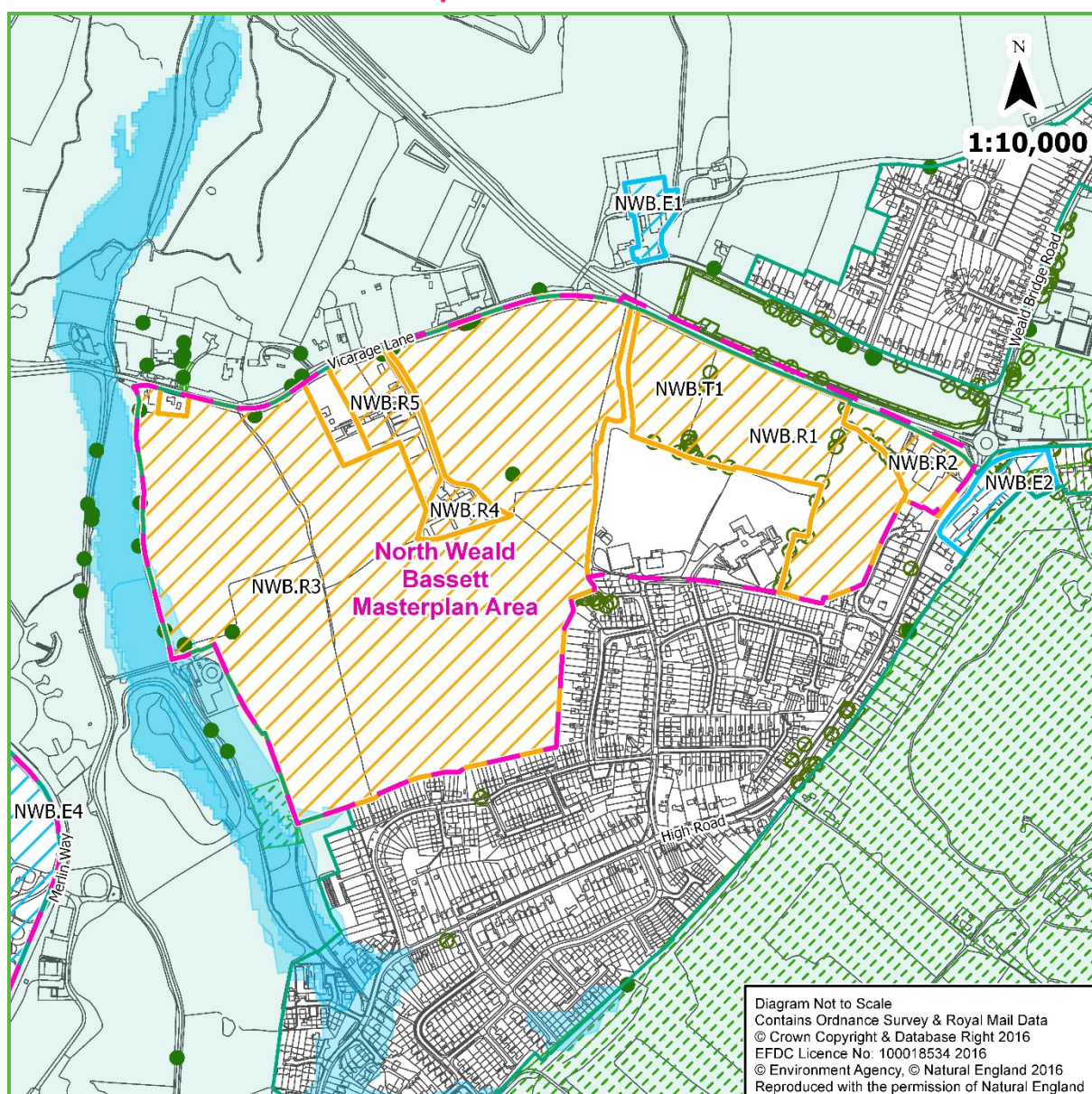


<b>Settlement:</b> North Weald Bassett		<b>Proposed Use:</b> Employment
<b>Masterplan Area (Ha)</b>	149.39	<b>Site Description:</b>  The Masterplan Area comprises an operational airfield, including associated runways, taxiways and grassed areas, and a cluster of industrial, commercial and retail uses in the south east with associated car parks and hardstanding. It is bounded by residential development to the east and south and a separate employment site to the north and the M11 to the west.
<b>Indicative Development Area (Ha)</b>	40.8	
<b>Minimum New Employment Floorspace (B1/B2/B8)(sqm)</b>	10,000	
<b>Site Allocations included in Masterplan:</b> NW.B.E4 North Weald Airfield		

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.



## North Weald Bassett Masterplan

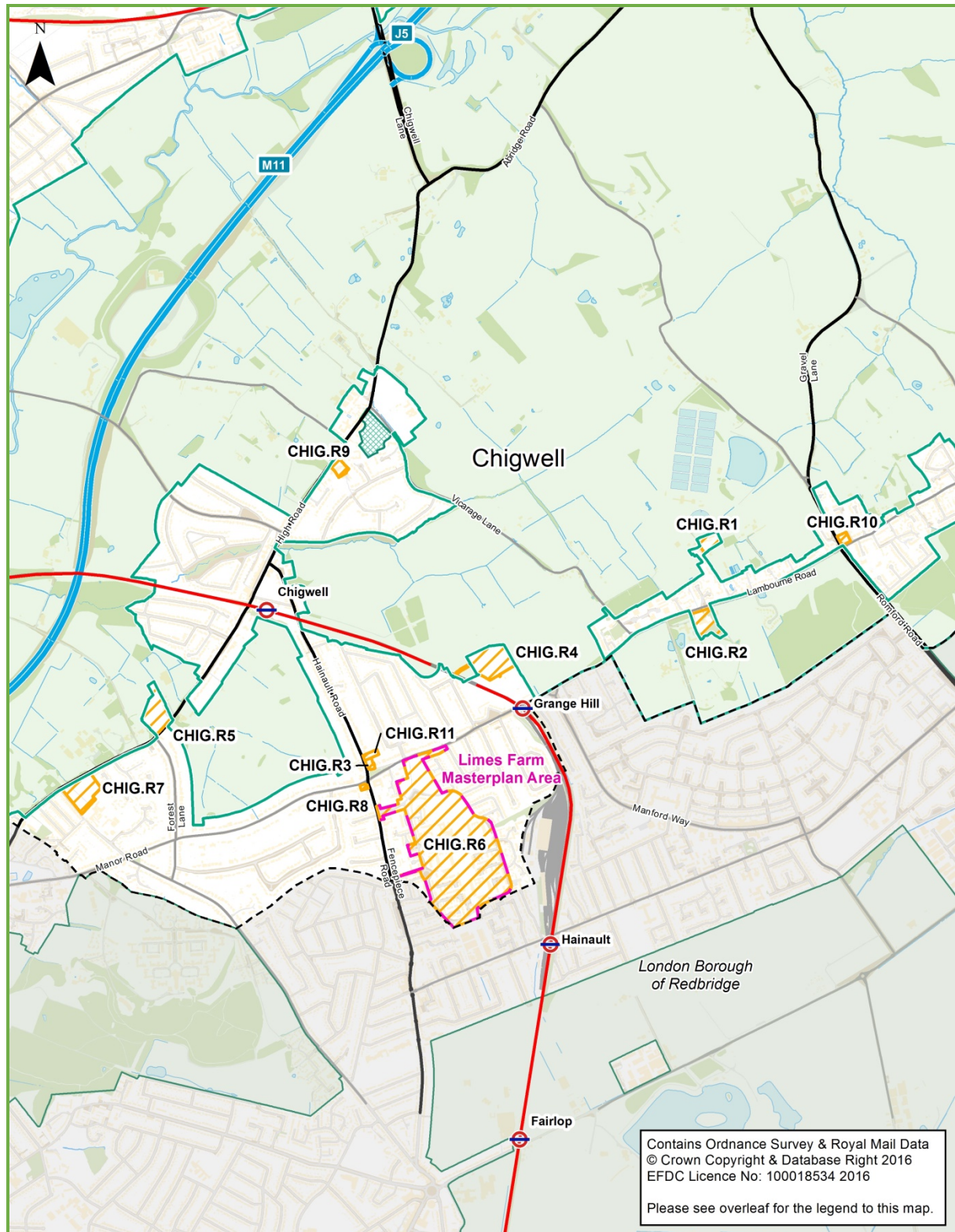


<b>Settlement:</b> North Weald Bassett		<b>Proposed Use:</b> Residential	
<b>Masterplan Area (Ha)</b>	53.06	<b>Site Description:</b>  The Masterplan Area is predominantly agricultural land. It is bounded by Vicarage Lane West/Chelmsford Road (A414) to the north, residential development to the south and west and agricultural land to the east.	
<b>Indicative Development Area (Ha)</b>	43.27		
<b>Minimum Net Capacity</b>	1,050		
<b>Site Allocations included in Masterplan:</b>			
<div><div><ul style="list-style-type: none"><li>● NWB.R1 Land at Bulmans</li><li>● NWB.R2 Land at Tylers Farm</li></ul></div><div><ul style="list-style-type: none"><li>● NWB.R3 Land South of Vicarage Lane</li><li>● NWB.R4 Land at Chase Farm</li></ul></div><div><ul style="list-style-type: none"><li>● NWB.R5 Land at The Acorns</li><li>● NWB.T1 Land West of Tylers Green</li></ul></div></div>			

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.





































# Chigwell

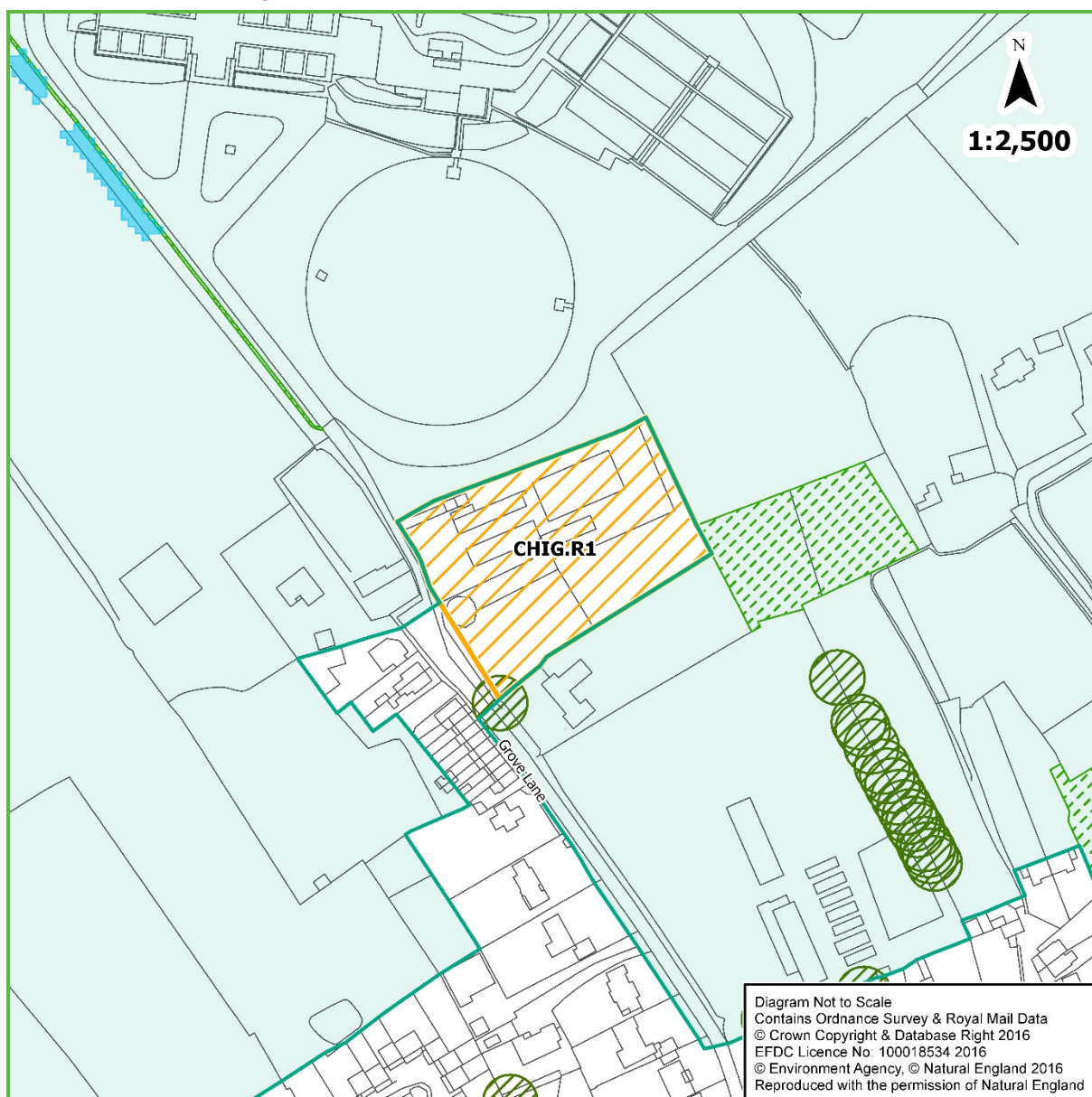




## Legend

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

## CHIG.R1 Land Adjacent to the Paddock



**Site Address:** Grove Lane, Chigwell, Essex, IG7 6JF

**Settlement:** Chigwell

**Proposed Use:** Residential

**Size (Ha)** 0.62

**Indicative Development Area (Ha)** N/A

**Indicative Net Density (DpH)** N/A

**Net Capacity (Dwellings)** 12

### Site Description:

The site comprises partially developed land. It is bounded by the Chigwell Water Treatment Works to the north, agricultural land to the south and east and Grove Lane to the west. Planning permission (ref EPF/0329/17) was granted for 12 units on 29 September 2017.

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.

## CHIG.R2 Woodview



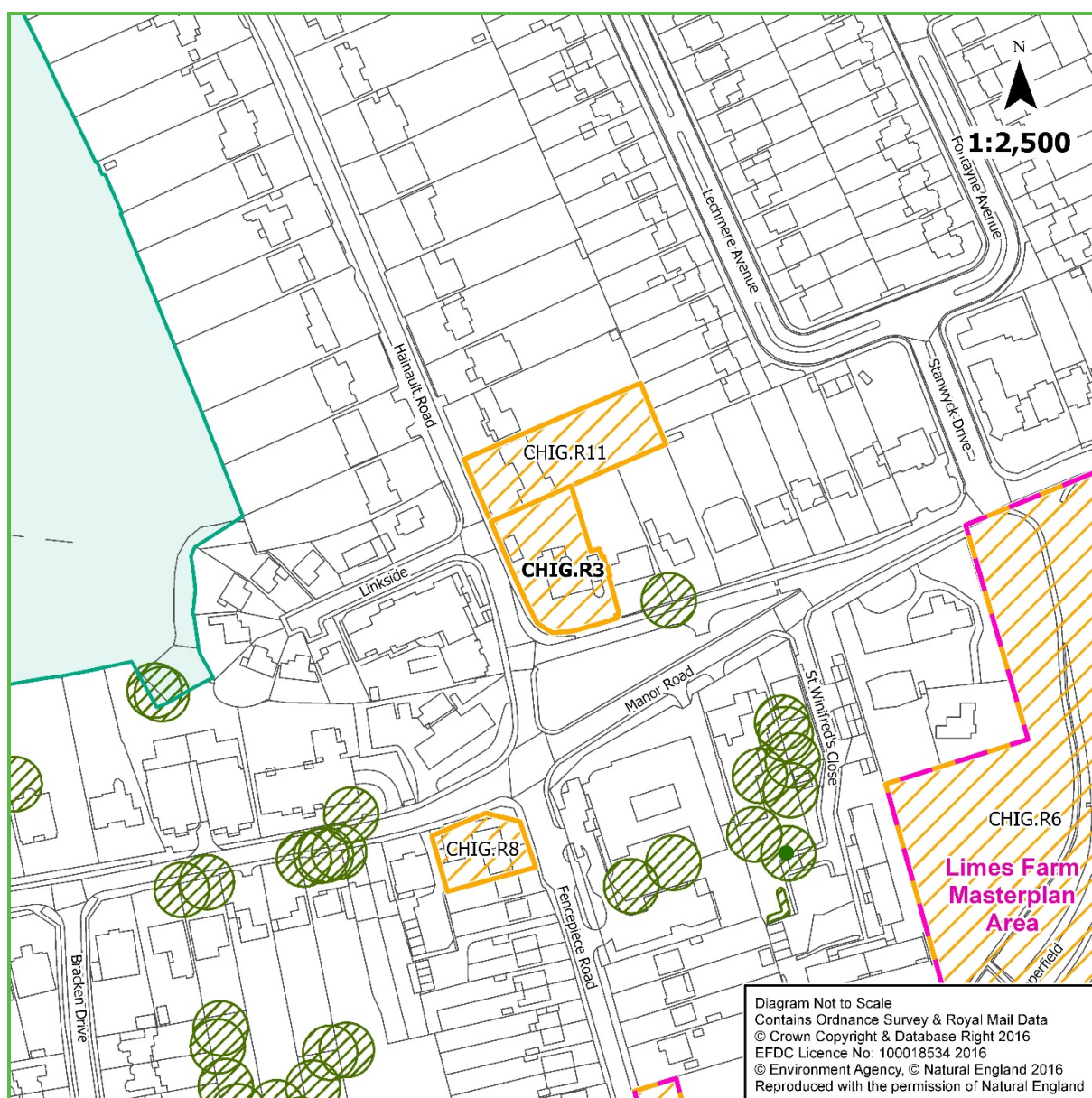
**Site Address:** Lambourne Road, Chigwell, Essex, IG7 6HX

<b>Settlement:</b> Chigwell		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	1.32	<b>Site Description:</b>  The site contains an existing building and associated grounds. It is bounded by Lambourne Road to the north, residential development to the west and greenfield land to the east and south. Planning permission (ref EPF/2473/16) was granted for the demolition of existing dwellings and replacement with 25 retirement living apartments on 12 May 2017.
<b>Indicative Development Area (Ha)</b>	N/A	
<b>Indicative Net Density (DpH)</b>	N/A	
<b>Net Capacity (Dwellings)</b>	23	

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.



## CHIG.R3 Land at Manor Road



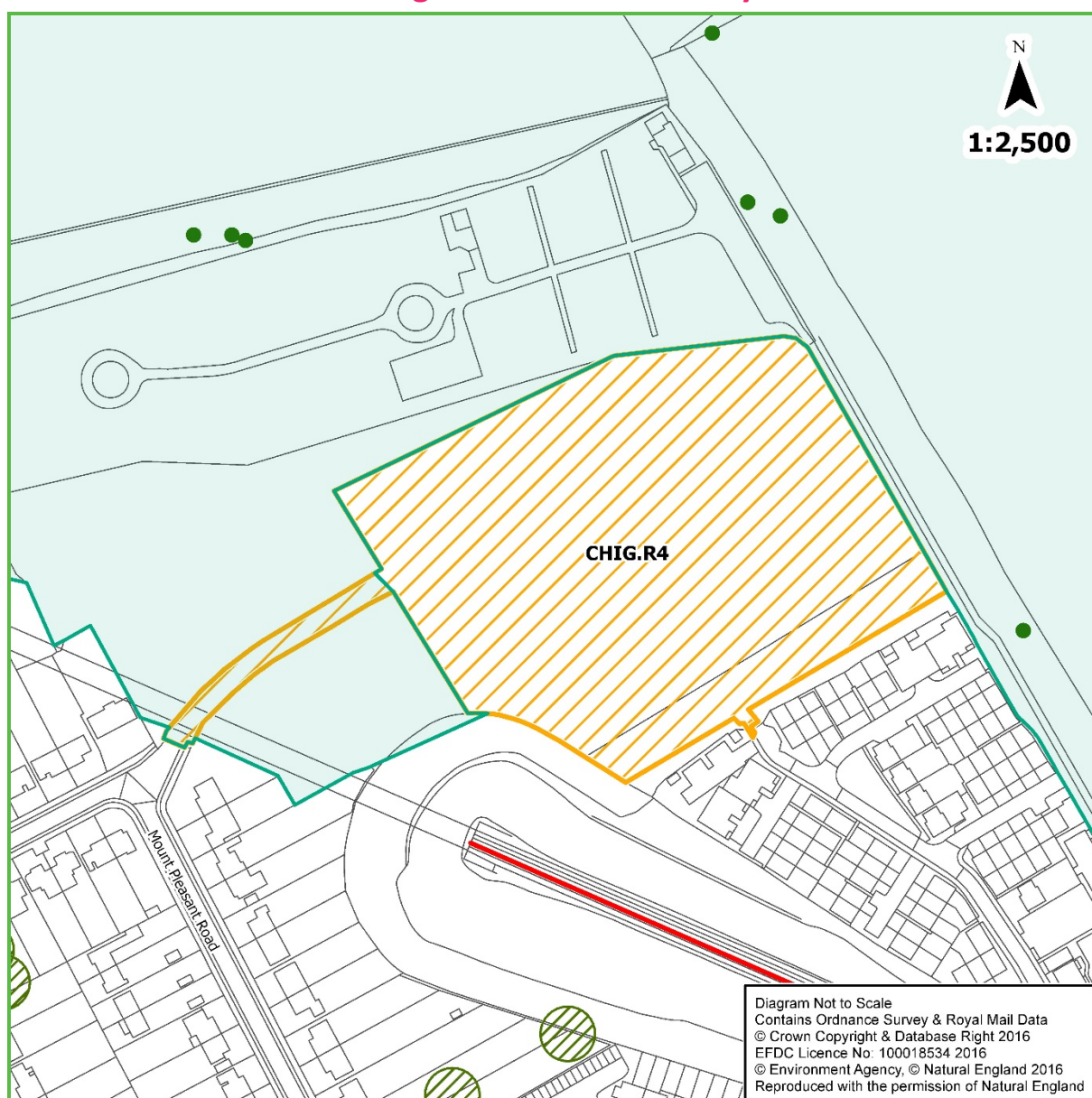
**Site Address:** 126 Manor Road, Chigwell, Essex, IG7 5PR

<b>Settlement:</b> Chigwell		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.15	<b>Site Description:</b>  The site contains an existing residential building and associated garden. It is bounded by Hainault Road to the west, Manor Road to the south, and residential development to the north and east. Planning permission (ref EPF/3281/16) was granted for an extension to existing dwelling to form 12 units on 2 June 2017.
<b>Indicative Development Area (Ha)</b>	N/A	
<b>Indicative Net Density (DpH)</b>	N/A	
<b>Net Capacity (Dwellings)</b>	11	

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.



## CHIG.R4 Land between Froghall Lane and Railway Line



**Site Address:** Land West of Froghall Lane and South of Chigwell Cemetery, Chigwell, Essex

<b>Settlement:</b> Chigwell		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	2.33	<b>Site Description:</b> The site is predominantly greenfield land with some hardstanding and buildings to the south. It is bounded by the cemetery to the north, London Underground Central Line to the south, agricultural fields to the east and greenfield land to the west.
<b>Indicative Development Area (Ha)</b>	2.33	
<b>Indicative Net Density (DpH)</b>	50	
<b>Approximate Net Capacity (Specialist Dwellings)</b>	105	

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.

## CHIG.R4 Land between Froghall Lane and Railway Line

### Development Guidance

#### 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 Priority Habitat. Development proposals should be subject to careful design and layout to avoid the loss of the Priority Habitat. Where adverse impacts of development proposals on Priority Habitat are unavoidable, they should be addressed in accordance with the requirements of Policy DM 1.

#### Design

The approximate net capacity for this site is provided under the assumption that development proposals will be for specialist housing. Should development proposals for this site deviate from this assumption, prior to the submission of any planning application, the applicant should agree a revised capacity with the Council which more appropriately reflects the proposed use.

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

#### Landscape Character

The site is located in an area of high landscape sensitivity. Development proposals should be carefully designed to minimise harm to the wider landscape taking into account the development's setting in the landscape and the local landscape character. The design should minimise the impact on landscape character by considering factors including the design, layout, materials and external finishes. The development's landscaping should seek to incorporate, retain and, where possible, restore/enhance existing hedgerows and tree belts, providing additional screening from the wider landscape to mitigate visual harm.

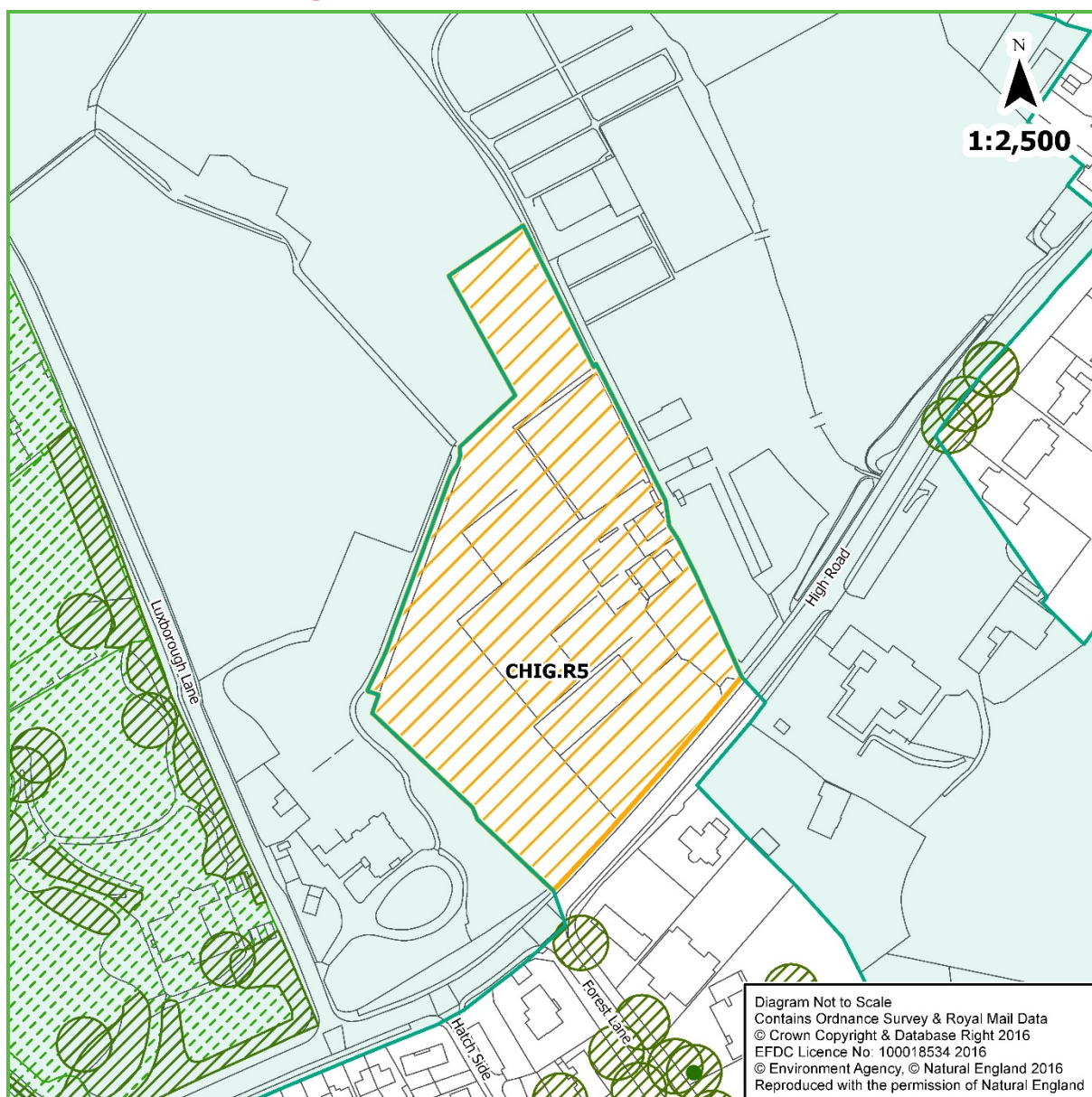
#### Infrastructure

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 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.

#### Green Belt Boundary

Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the northern and eastern edges of the site. As part of the development proposals these existing features may need to be strengthened.

## CHIG.R5 Land at Chigwell Nurseries



**Site Address:** 245 High Road, Chigwell, Essex, 1G7 5BL

**Settlement:** Chigwell

**Proposed Use:** Residential

**Size (Ha)** 1.7

**Indicative Development Area (Ha)** 1.66

**Indicative Net Density (DpH)** 44

**Approximate Net Capacity (Dwellings)** 65

**Site Description:**

The site comprises part of an existing nursery and garden centre. It is bounded by High Road to the south, residential development to the west, the remainder of the nurseries to the east and greenfield land/scrub to the north.

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.



## CHIG.R5 Land at Chigwell Nurseries

### Development Guidance

#### 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 Great West Hatch and Little West Hatch, located to the south-west of the site. Development proposals which may affect the settings of these heritage assets should sustain or enhance their significance. Development proposals should preserve the special architectural or historic interest of these Listed Buildings and their settings through high quality design/materials.

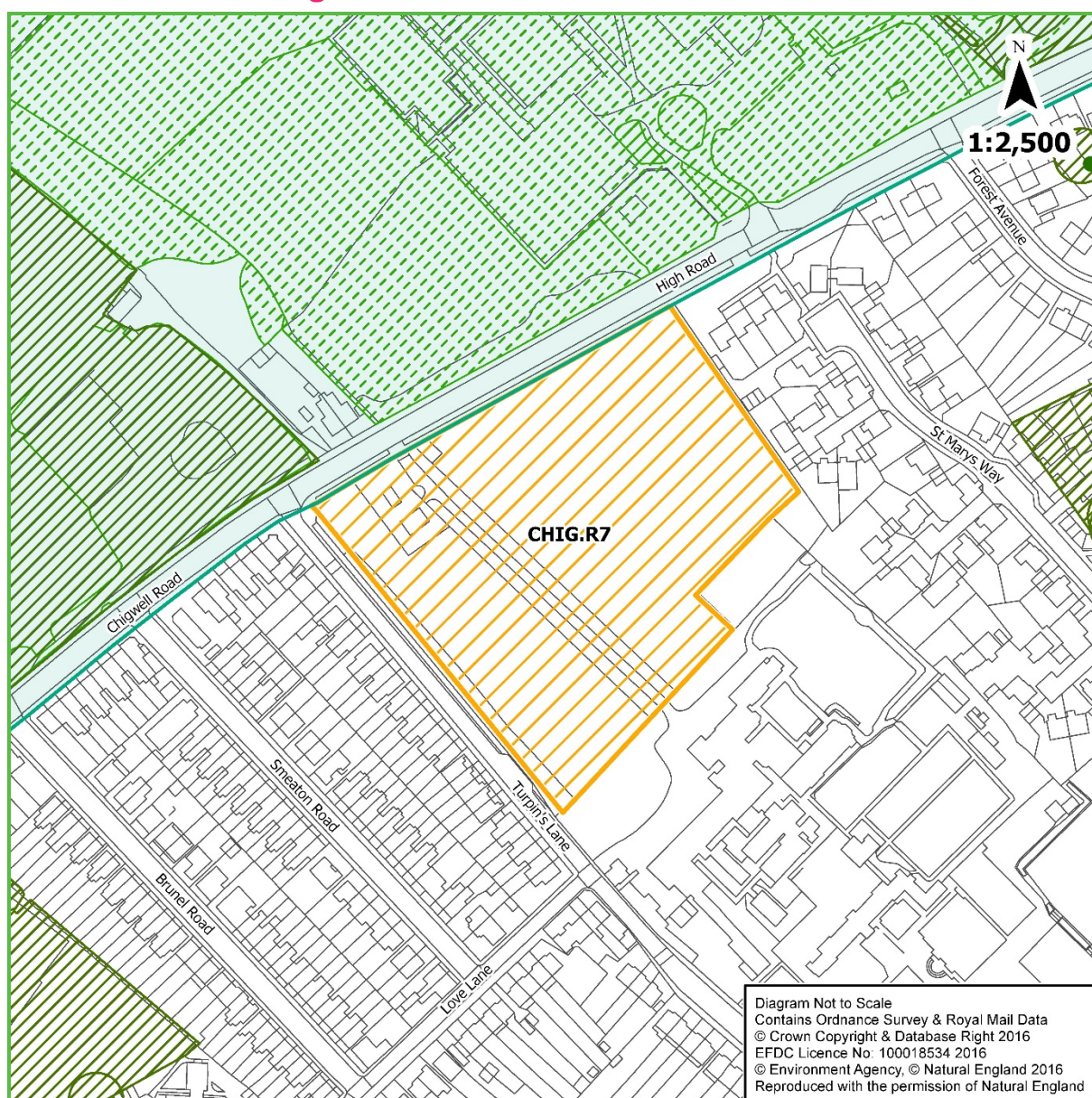
#### On-site Constraints

The site has potential access constraints. Development proposals should consider the need to ensure safe access to the site which has sufficient capacity for the development it serves, ensuring third-party access rights for existing residents and users of the wider site are maintained.

#### Green Belt Boundary

As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the eastern edge of the site. Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the northern and western edges of the site. As part of the development proposals these existing features may need to be strengthened.

## CHIG.R7 Land at Chigwell Convent



**Site Address:** 801 and 803 Chigwell Road, Woodford Bridge, IG8 8AU

**Settlement:** Chigwell

**Proposed Use:** Residential

**Size (Ha)** 1.67

**Indicative Development Area (Ha)** 1.64

**Indicative Net Density (DpH)** 20

**Approximate Net Capacity (Dwellings)** 28

**Site Description:**

The site comprises a residential dwelling and paddock. It is bounded by Chigwell Road/High Road to the north, residential development to the west and east and Chigwell Convent 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.

## **CHIG.R7 Land at Chigwell Convent**

### **Development Guidance**

#### **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.

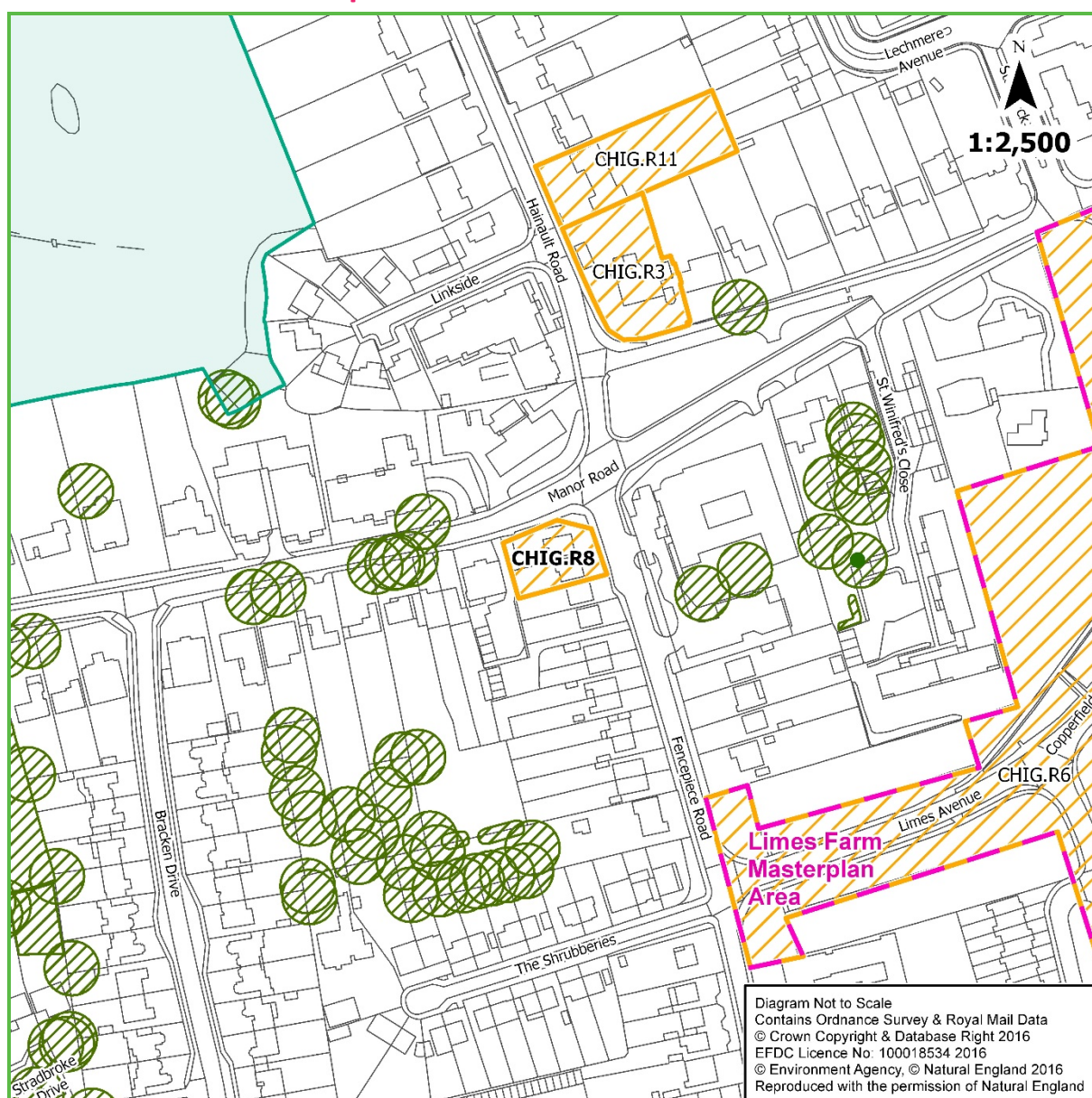
Development of this site may indirectly affect nearby Deciduous Woodland, and Wood Pasture and Parkland Priority Habitats. Development proposals should be subject to careful layout. They should also take account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan).

#### **Heritage**

Development of the site may directly impact upon the Grade II listed Forecourt Piers, Gateway and Railings to the north-west of Chigwell Manor House and impact the setting of the Grade II listed Chigwell Manor House, located to the south of the site. Development proposals which incorporate and may affect the settings of these heritage assets should sustain or enhance their significance, including the contribution made by their settings. Development proposals should preserve the special architectural or historic interest of these Listed Buildings and their settings, including through appropriate layout, avoiding the siting of development immediately in front of the heritage assets and focussing development along the sides of the site, and high quality design/materials.



## CHIG.R8 Land at Fencepiece Road



**Site Address:** 105 Manor Road/281 Fencepiece Road, Chigwell, Essex, IG7 5PN

<b>Settlement:</b> Chigwell		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.07	<b>Site Description:</b>  The site comprises two residential dwellings and associated gardens. It is bounded by Manor Road to the north, Fencepiece Road to the east and residential development to the west and south.
<b>Indicative Development Area (Ha)</b>	0.07	
<b>Indicative Net Density (DpH)</b>	117	
<b>Approximate Net Capacity (Dwellings)</b>	6	

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.

## CHIG.R8 Land at Fencepiece Road

### Development Guidance

#### Ecology

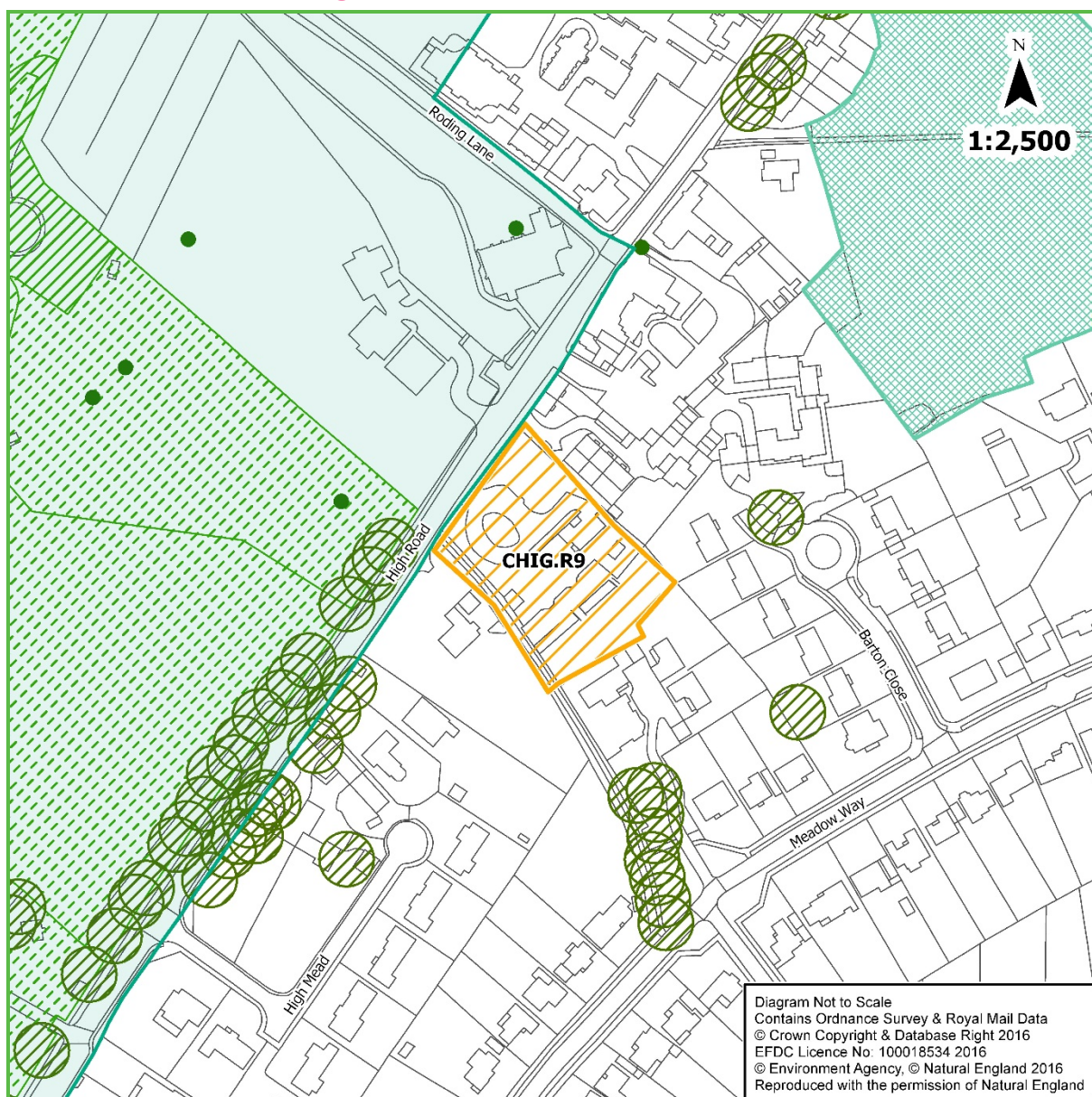
Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

#### On-site Constraints

The site has potential access constraints. As a result of the proximity of the site to the Manor Road/Fencepiece Road/Hainault Road crossroads, vehicular access to the site should be limited to Manor Road. Development proposals should consider the potential for the existing driveway onto Manor Road to be upgraded/widened as part of the development in order to ensure a safe access point which has sufficient capacity for the development it serves.



## CHIG.R9 Land at Grange Court



**Site Address:** Grange Court, 72 High Road, Chigwell, Essex, IG7 6PT

**Settlement:** Chigwell

**Proposed Use:** Residential

**Size (Ha)** 0.42

**Indicative Development Area (Ha)** 0.08

**Indicative Net Density (DpH)** 117

**Approximate Net Capacity (Dwellings)** 8

**Site Description:**

The site contains a Grade II\* listed Georgian house and gardens formerly used as a school. It is bounded to the north by High Road and to the west, south and east by residential development.

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.



## CHIG.R9 Land at Grange Court

### Development Guidance

#### 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 may indirectly affect a nearby Wood Pasture and Parkland Priority Habitat. Development proposals should take account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan).

#### Heritage

Development of the site may directly impact upon the Grade II\* listed Grange Court. The Council requires development proposals to preserve the special architectural or historic interest of this Listed Building through its retention and sensitive conversion. Development proposals for new development, which may affect the setting of this building, should be limited to a small scale and sympathetic extension to the rear of the existing building. New development should sustain or enhance the significance of the Listed Building, including the contribution made by its setting, through appropriate internal layout and high quality design/materials.

This site is located within the Chigwell Village Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. This includes any alterations required to facilitate conversion of the existing building and/or any extension to the rear. An assessment of the significance of existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform the development proposals.

#### On-site Constraints

The site includes an existing Public Right of Way along its western boundary. This should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

## CHIG.R10 The Maypole



**Site Address:** The Maypole, 171 Lambourne Road, Chigwell, Essex, IG7 6EF

**Settlement:** Chigwell

**Proposed Use:** Residential

**Size (Ha)** 0.21

**Indicative Development Area (Ha)** 0.19

**Indicative Net Density (DpH)** 62

**Approximate Net Capacity (Dwellings)** 11

**Site Description:**

The site contains a public house and associated car park. It is bounded by Gravel Lane to the west, Lambourne Road to the south, Orchard Way to the east and residential development to north.

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.

## CHIG.R10 The Maypole

### Development Guidance

#### Ecology

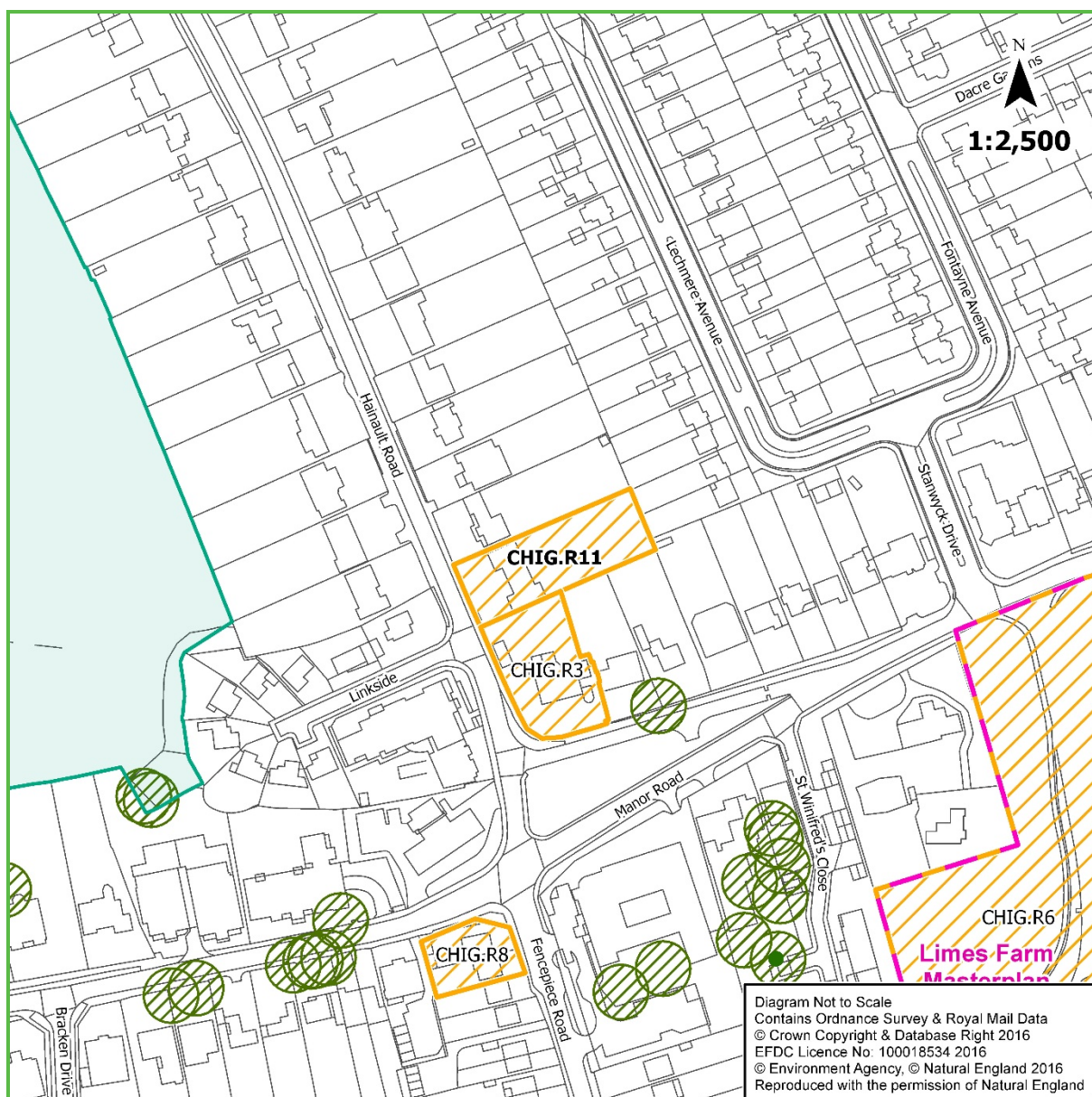
Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

#### On-site Constraints

A High Pressure Gas Pipeline runs through the northern part of the site. As a result, parts of the Inner and Middle Zones overlap the site. High Pressure Gas Pipelines are identified by the Health and Safety Executive (HSE) as Major Accident Hazard Pipelines. Development proposals should be subject to careful design and layout and ensure that where sensitive Land Use Types are proposed they accord with the requirements set out in the HSE's Land Use Planning Methodology.



## CHIG.R11 Land at Hainault Road



**Site Address:** Amar Nivas, 146 Hainault Road, Chigwell, Essex, IG7 5DL

**Settlement:** Chigwell

**Proposed Use:** Residential

**Size (Ha)** 0.17

**Indicative Development Area (Ha)** 0.17

**Indicative Net Density (DpH)** 50

**Approximate Net Capacity (Dwellings)** 7

**Site Description:**

The site comprises a residential dwelling and associated garden. It is bounded by Hainault Road to the west and residential development to the north, 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.

## CHIG.R11 Land at Hainault Road

### Development Guidance

#### 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.

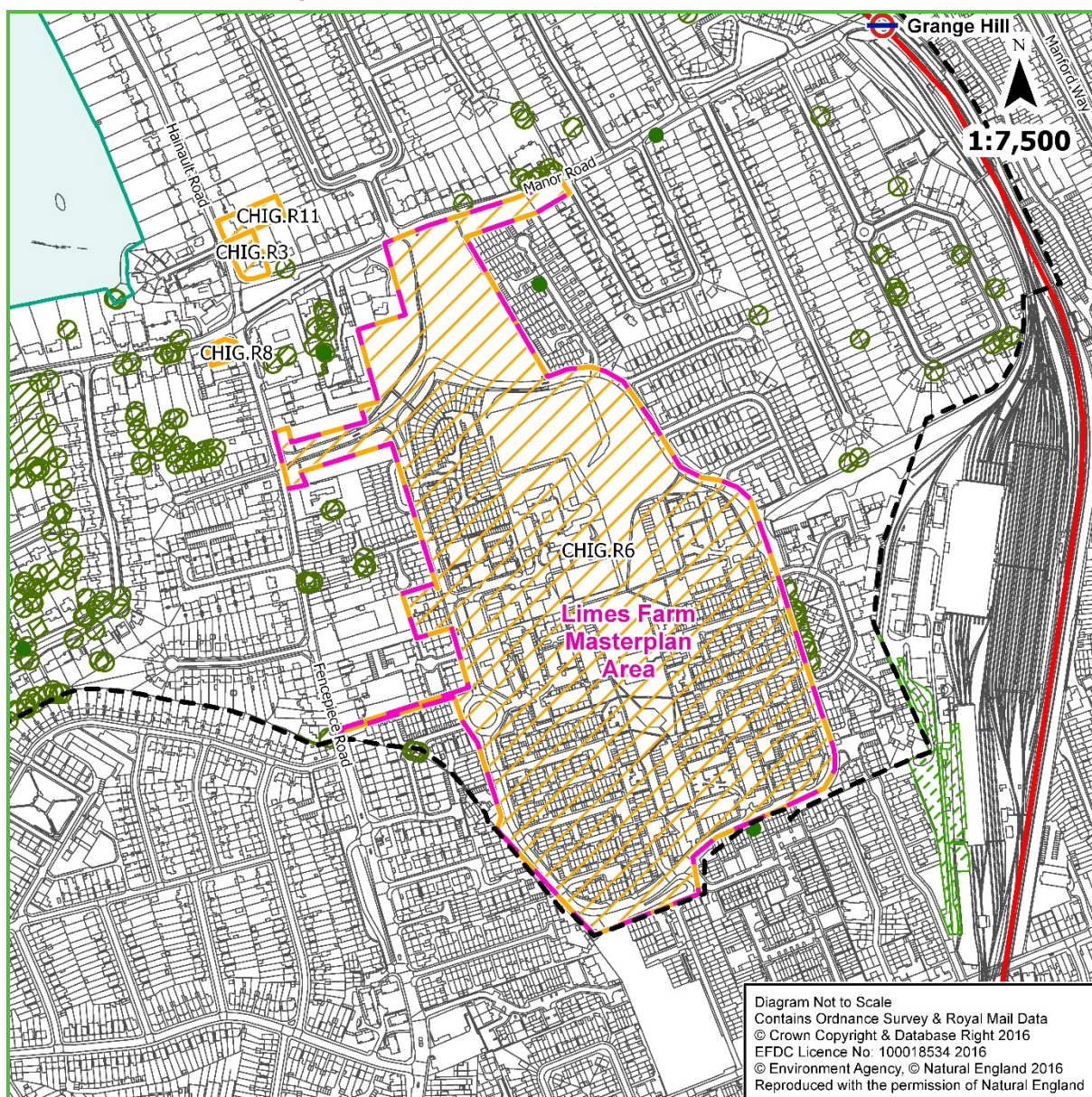
There are two trees on the western boundary of the site which are protected by Tree Preservation Orders. The protected trees should be incorporated into the development proposals to avoid the loss of, or damage to them. This could include incorporating the trees within on-site open or amenity space.

#### On-site Constraints

The site has access constraints. Development proposals should assess whether the current access to the residential property would provide a safe access point which has sufficient capacity to serve the proposed residential development. This includes ensuring that appropriate visibility splays can be accommodated within any exiting or proposed access point.



## Limes Farm Masterplan

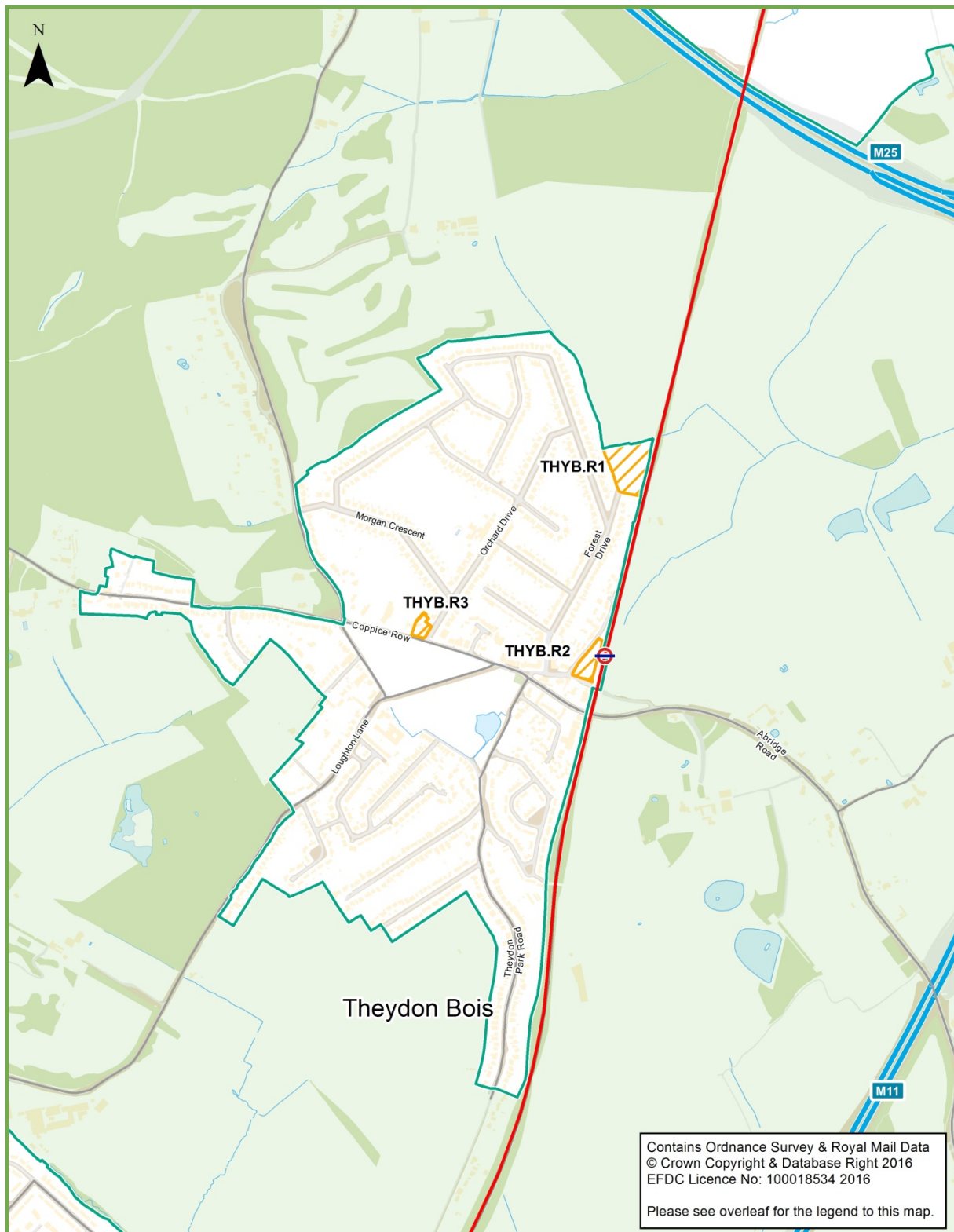


<b>Settlement:</b> Chigwell		<b>Proposed Use:</b> Residential
<b>Masterplan Area (Ha)</b>	22.59	<b>Site Description:</b>  Residential estate including shops, local services and open space. It is bounded by Manor Road to the north, and residential development to the west, south and east.
<b>Indicative Development Area (Ha)</b>	22.57	
<b>Minimum Net Capacity over the Plan period (Dwellings)</b>	100	
<b>Site Allocation included in Masterplan:</b> CHIG.R6 The Limes Estate		



































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.



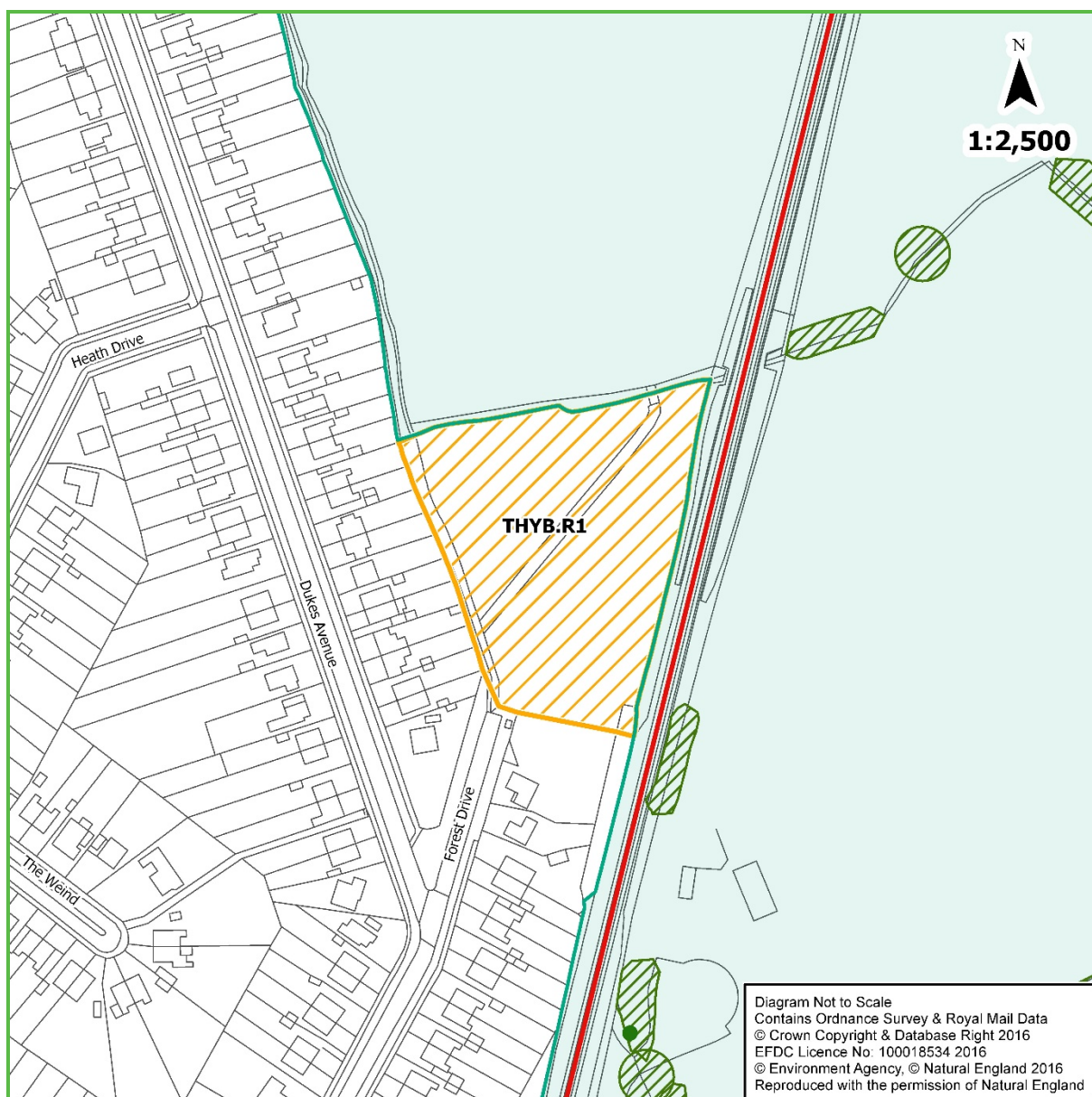
# Theydon Bois



## Legend

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

## THYB.R1 Land at Forest Drive



**Site Address:** Forest Drive, Theydon Bois, CM16 7EZ

**Settlement:** Theydon Bois

**Proposed Use:** Residential

**Size (Ha)** 0.94

**Indicative Development Area (Ha)** 0.89

**Indicative Net Density (DpH)** 44

**Approximate Net Capacity (Dwellings)** 39

**Site Description:**

The site is agricultural/greenfield land. It is bounded by residential development to the west and south of the site, the London Underground Central Line to the east and agricultural land to the north.

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 guidance provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.



## THYB.R1 Land at Forest Drive

### Development Guidance

#### Flood Risk

This site has been identified as being at risk of surface water flooding. The design and layout of any development proposals should reduce the vulnerability and consequences of surface water flooding to the site and its surroundings. Development proposals should incorporate appropriate surface water drainage measures in order to achieve this.

#### 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.

#### On-site Constraints

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

The site includes an existing permissive path, which runs from the south-west corner to the northern boundary of the site. Subject to discussions with Epping Forest District Council who granted the right for the permissive path, development proposals should seek to integrate it within the development layout and maintain and where possible improve connectivity to the wider Public Rights of Way network.

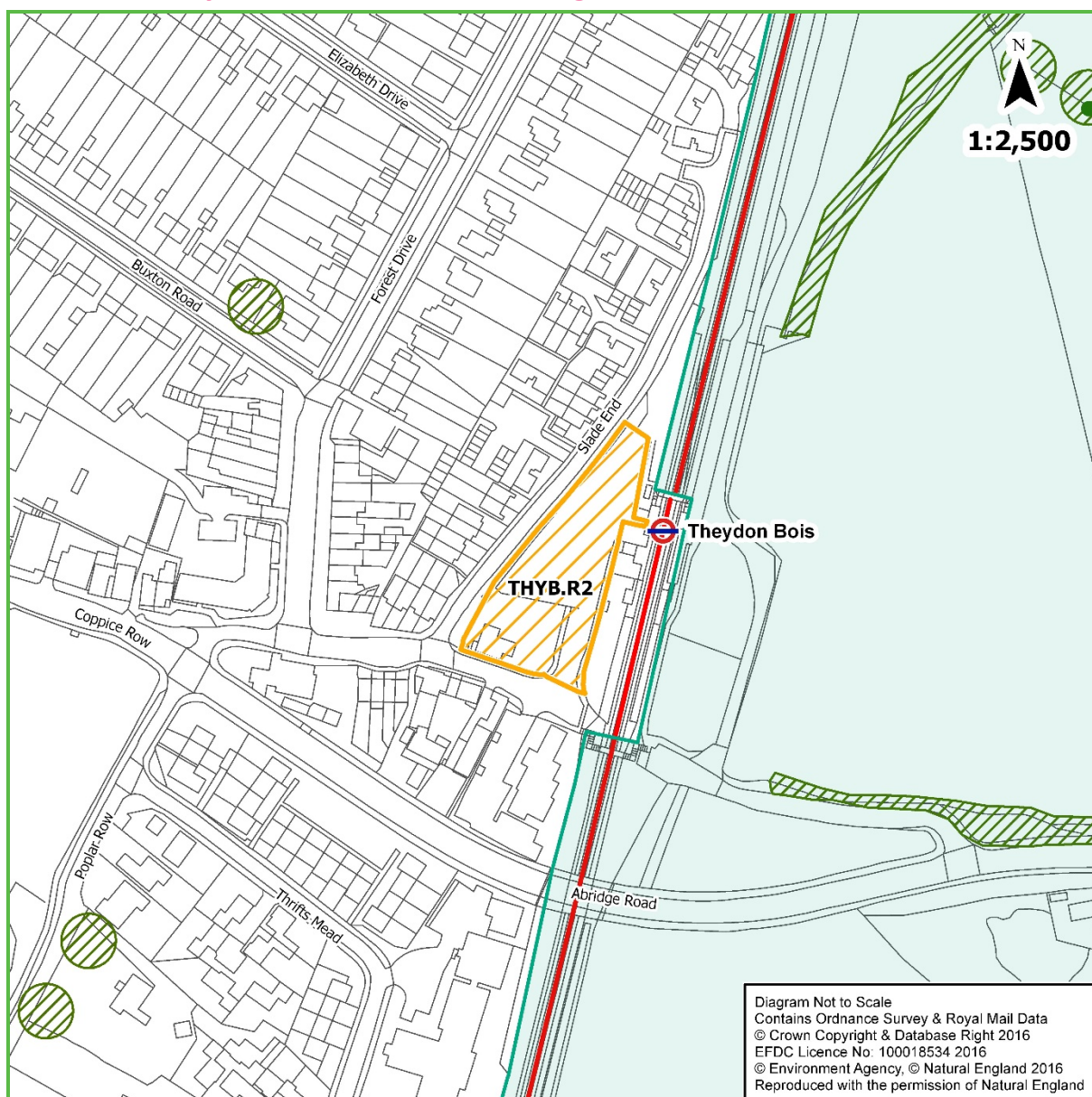
#### Infrastructure

This site is identified as being 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.

#### Green Belt Boundary

An existing feature in the landscape should be used as the new defensible boundary to the Green Belt. As part of the development proposals the existing feature along the northern edge of the site will need to be strengthened.

## THYB.R2 Theydon Bois London Underground Car Park



**Site Address:** Station Approach, Theydon Bois, Essex, CM16 7HR

**Settlement:** Theydon Bois

**Proposed Use:** Residential

**Size (Ha)** 0.30

**Indicative Development Area (Ha)** 0.30

**Indicative Net Density (DpH)** 40

**Approximate Net Capacity (Dwellings)** 12

**Site Description:**

The site is a car park. It is bounded by the London Underground Central Line to the east of the site and 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 guidance provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

**THYB.R2 Theydon Bois London Underground Car Park****Development Guidance****Flood Risk**

This site has been identified as being at risk of surface water flooding. The design and layout of any development proposals should reduce the vulnerability and consequences of surface water flooding to the site and its surroundings. This could include developing the southern parts of the site which are at most risk for less sensitive uses such as car parking and incorporate appropriate surface water drainage measures.

**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.

Development proposals should consider incorporating retail uses at the ground floor level in close proximity to the Theydon Bois London Underground Station. 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 Grade II listed Bull Public House, which lies to the west of the site. 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 appropriate layout and high quality design/materials.

**On-site Constraints**

The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should mitigate noise 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.

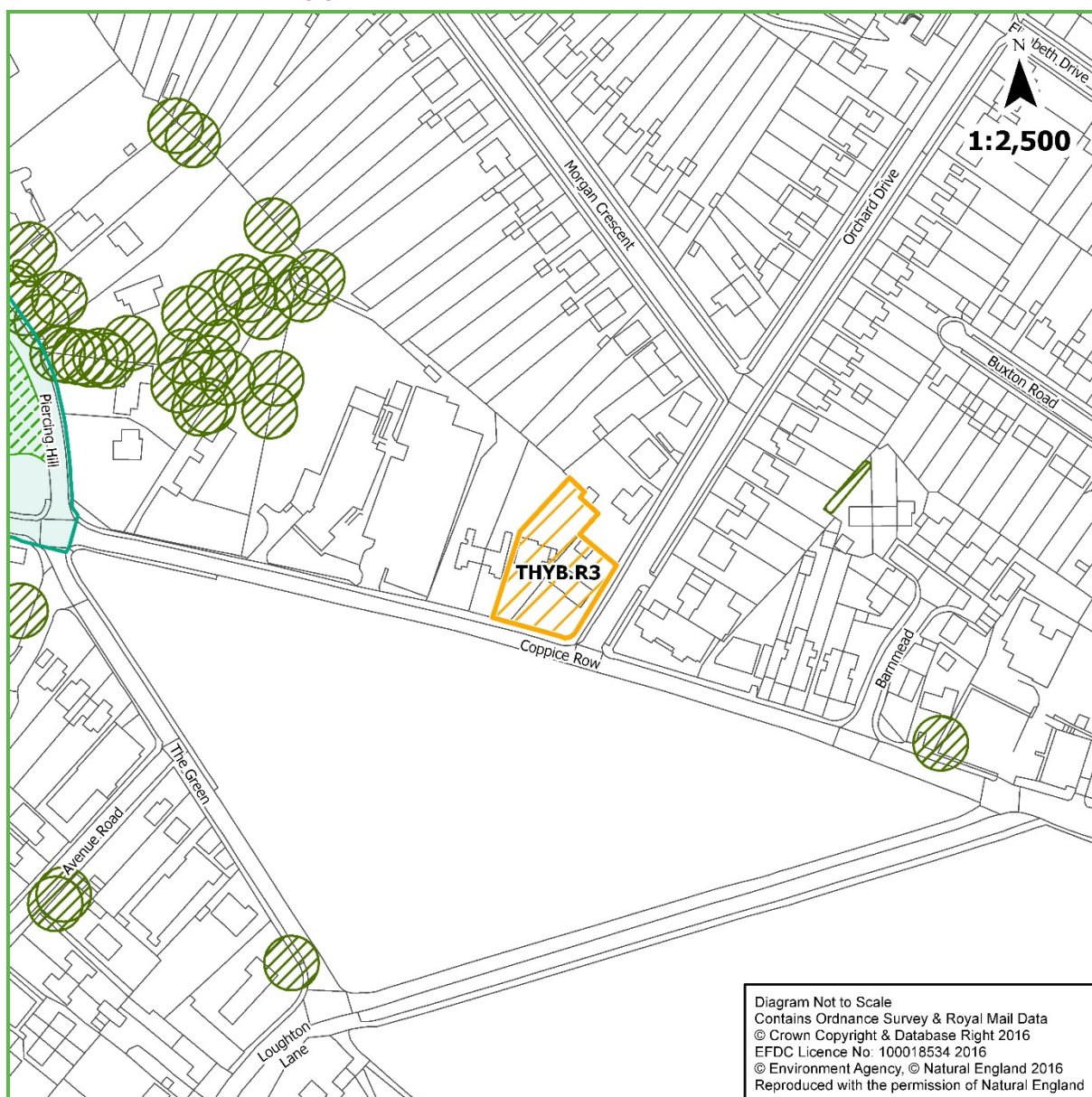
**Infrastructure**

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 surface or decked parking in areas subject to surface water flooding, or basement or undercroft car-parking.

This site is within 400m 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.



## THYB.R3 Land at Coppice Row



**Site Address:** Wain, Coppice Row, Theydon Bois, Epping, Essex, CM16 7ER

**Settlement:** Theydon Bois

**Proposed Use:** Residential

**Size (Ha)** 0.15

**Indicative Development Area (Ha)** 0.15

**Indicative Net Density (DpH)** 59

**Approximate Net Capacity (Dwellings)** 6

**Site Description:**

The site contains two residential dwellings, outbuildings and gardens. It is bounded by residential development to the west and north, Coppice Row (B172) to the south and Orchard Drive to the 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 guidance provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

### THYB.R3 Land at Coppice Row

#### Development Guidance

##### 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.