

Thornwood

5.144 Thornwood is a village to the north east of Epping. The village has an established residential core of housing and some valued assets such as the village hall and allotments.

Vision for Thornwood

Thornwood will become a more self-sustaining village with improved provision of services, transport infrastructure and amenities to cater for the existing and future community and reducing reliance on other settlements. Well-designed development will contribute towards the creation of a central focal point for the village.

Residential Sites

5.145 Policy SP 2 sets out the number of homes the Council will plan for in Thornwood over the Plan period. The provision of approximately 172 homes has been informed by the aspiration to provide homes at Thornwood which help to meet local needs and support the settlement becoming more self-sufficient.

5.146 The Council considered the possible spatial options to accommodate new homes at Thornwood. No spatial options were identified given the small scale of this settlement. The suitability of identified sites was therefore assessed on a case by case basis.

5.147 Following an assessment of the suitability, availability and achievability of Residential Sites, the Council has identified three sites for potential allocation to meet the identified housing requirement, as set out in Policy P 11.

5.148 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.

Sites for Traveller Accommodation

5.149 Policy SP 2 sets out the Council's approach to traveller sites within the district. There are no allocations for Traveller Accommodation in Thornwood.

Employment Sites

5.150 Policy E 1 sets out the Council's approach to identifying sites for employment (B Class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use while identifying new Employment Sites as necessary to meet the identified need as set out in Policy SP 2.

5.151 There are four existing Employment Sites that have been identified in Thornwood for designation in the Local Plan:

- THOR.E1 – Camfaud Concrete Pumps (1.35ha)
- THOR.E2 – Land at Esgors Farm (2ha)
- THOR.E3 – Woodside Industrial Estate (1.99ha)
- THOR.E4 – Weald Hall Lane Industrial Area (1.09ha)

Infrastructure Requirements

5.152 The supporting text to Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Thornwood are set out in Policy P 11 and the Infrastructure Delivery Plan.

Policy P 11 Thornwood

A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

B. In accordance with Policy SP 2, the following sites are allocated for residential development:

- THOR.R1 Land at Tudor House – Approximately 124 homes
- THOR.R2 Land east of High Road – Approximately 48 homes

Employment Sites

C. There are no new employment site allocations in Thornwood. In accordance with Policy E 1 the following existing sites are designated for employment uses:

- THOR.E1 – Camfaud Concrete Pumps
- THOR.E2 – Land at Esgors Farm
- THOR.E3 – Woodside Industrial Estate

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

- (iv) THOR.E4 – Weald Hall Lane Industrial Area

Infrastructure Requirements

- D. Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan. Specifically, development in Thornwood will be expected to contribute proportionately towards the following infrastructure items:
 - (i) Highways and junction upgrades;
 - (ii) Local utilities upgrades;
 - (iii) The improvement of open space throughout the settlement; and
 - (iv) Community uses.
- E. The Council will only permit planning applications that contribute towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Air Pollution

- F. The development of the allocated sites within Thornwood have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

Recreational Pressure

- G. Due to their proximity to Epping Forest development of the above allocated sites within Thornwood will be required to make a contribution to the access management and monitoring of visitors to the Forest in accordance with Policy DM 2.

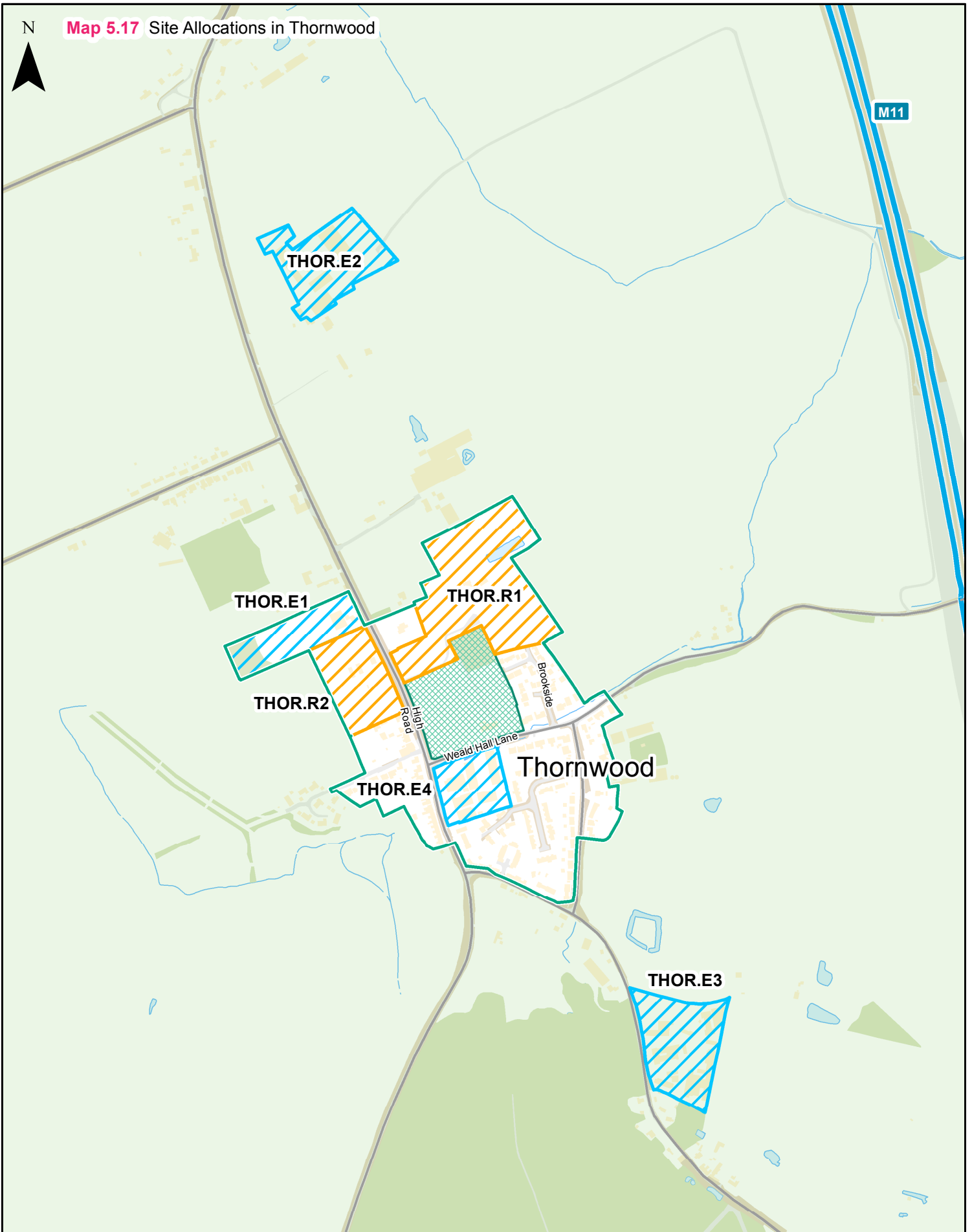
Flood Risk

- H. In accordance with Policy DM 15, development on residential or traveller allocations must be located wholly within Flood Zone 1.

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

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Map 5.17 Site Allocations in Thornwood



Epping Forest District
Local Plan
Submission Version
December 2017

Drawing No.
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Scale: 1:8,000 @ A4

Map 5.17

Site Allocations in Thornwood

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The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies.

Legend

- Residential site allocation
- Employment site allocation
- Traveller site allocation
- Residential and traveller site allocation
- Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- District Open Land
- Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Appendix 6: Site Specific Requirements for Site Allocations.

