

## Rural Sites in the East of the District

### Residential Sites

5.162 There are a number of small rural villages across the District.

5.163 Policy SP 2 sets out the number of homes the Council will plan for over the Plan period in the rural parts of the east of the District to meet Local needs.

5.164 Following an assessment of the suitability, availability and achievability of Residential Sites, the Council has identified two sites within the eastern part of the District's rural area for potential allocation to meet the identified housing requirement, as set out in Policy P 13.

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

### Sites for Traveller Accommodation

5.166 Policy SP 2 sets out the Council's approach to Traveller Sites within the District. One site has been allocated:

- RUR.T4 Land at Valley View, Curtis Mill Lane

### Employment Sites

5.167 Policy E 1 sets out the Council's preferred 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.

5.168 There are twenty existing rural Employment Sites in the eastern part of the District that have been identified for designation in the Local Plan:

- RUR.E1 – Brickfield House, Thornwood (0.37ha)
- RUR.E2 – Land at Kingstons Farm, Matching (1.68ha)
- RUR.E3 – Matching Airfield South (2.81ha)
- RUR.E4 – Land at London Road, Stanford Rivers (4.64ha)
- RUR.E6 – Land at Housham Hall Farm, Matching (1.92ha)

- RUR.E7 – Land at Searles Farm, Foster Street (1.53ha)
- RUR.E8 – Fosters Croft, Foster Street (0.43ha)
- RUR.E9 – Horseshoe Farm, London Road (0.96ha)
- RUR.E10 – Land at Little Hyde Hall Farm, Sheering (0.92ha)
- RUR.E11 – Land at Quickbury Farm, Sheering (1.52ha)
- RUR.E12 – New House Farm, Little Laver Road (1.05ha)
- RUR.E14 – Matching Airfield North (1.34ha)
- RUR.E15 – Land at Rolls Farm Barns, Hastingwood Road (2.91ha)
- RUR.E18 – Land at Dunmow Road, Fyfield (0.21ha)
- RUR.E19 – Dorrington Farm (1.85ha)
- RUR.E20 – Land at Stewarts Farm, Stanford Rivers (0.6ha)
- RUR.E21 – Land at Paslow Hall Farm, High Ongar (1.66ha)
- RUR.E22 – Hastingwood Business Centre, Hastingwood (0.29ha)
- RUR.E23 – Hobbs Cross Business Centre, Theydon Garnon (1.76ha)
- RUR.E24 – Land at Holts Farm, Threshers Bush (0.27ha)

5.169 There is also an existing Employment Site that is allocated for a further 5,120sqm of B2/B8 class use (general industrial/storage and warehousing):

- RUR.E19 – Dorrington Farm, Rye Hill Road (1.85ha)

### Infrastructure Requirements

5.170 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 the more rural parts of the District will be set out in the Infrastructure Delivery Plan.

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

## Policy P 13 Rural Sites in the East of the District

- 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:
- (i) RUR.R1 Avenue Home, Latton Common – Approximately 11 homes
  - (ii) RUR.R2 Norton Heath Riding Centre – Approximately 30 homes

### Employment Sites

- C. In accordance with Policy E 1 the following existing sites are designated for employment uses:
- (i) RUR.E1 – Brickfield House, Thornwood
  - (ii) RUR.E2 – Land at Kingstons Farm, Matching
  - (iii) RUR.E3 – Matching Airfield South
  - (iv) RUR.E4 – Land at London Road, Stanford Rivers
  - (v) RUR.E6 – Land at Housham Hall Farm, Matching
  - (vi) RUR.E7 – Land at Searles Farm, Foster Street
  - (vii) RUR.E8 – Fosters Croft, Foster Street
  - (viii) RUR.E9 – Horseshoe Farm, London Road
  - (ix) RUR.E10 – Land at Little Hyde Hall Farm, Sheering
  - (x) RUR.E11 – Land at Quickbury Farm, Sheering
  - (xi) RUR.E12 – New House Farm, Little Laver Road
  - (xii) RUR.E14 – Matching Airfield North
  - (xiii) RUR.E15 – Land at Rolls Farm Barns, Hastingwood Road
  - (xiv) RUR.E18 – Land at Dunmow Road, Fyfield
  - (xv) RUR.E19 - Dorrington Farm (see Policy SP 5 and allocation SP 4.1)
  - (xvi) RUR.E20 – Land at Stewarts Farm
  - (xvii) RUR.E21 – Land at Paslow Hall Farm, King Street, High Ongar
  - (xviii) RUR.E22 – Hastingwood Business Centre, Hastingwood
  - (xix) RUR.E23 – Hobbs Cross Business Centre, Theydon Garnon

- (xx) RUR.E24 – Land at Holts Farm, Threshers Bush

- D. In accordance with Policy SP 2 and Policy E 1 the following site is designated for employment uses with a further allocated expansion for B Use Class employment uses:

- (i) RUR.E19 – Dorrington Farm, Rye Hill Road (see Policy SP 5 and allocation SP 4.1)

### Traveller sites

- E. In accordance with Policy SP 3 the following site is allocated for Traveller Accommodation:

- (i) RUR.T4 Land at Valley View, Curtis Mill Lane – up to 1 pitch

### Infrastructure Requirements

- F. 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 on these allocations will be expected to contribute proportionately towards the following infrastructure items:
- (i) Highways and junction upgrades; and
  - (ii) Local utilities upgrades;
- G. 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.

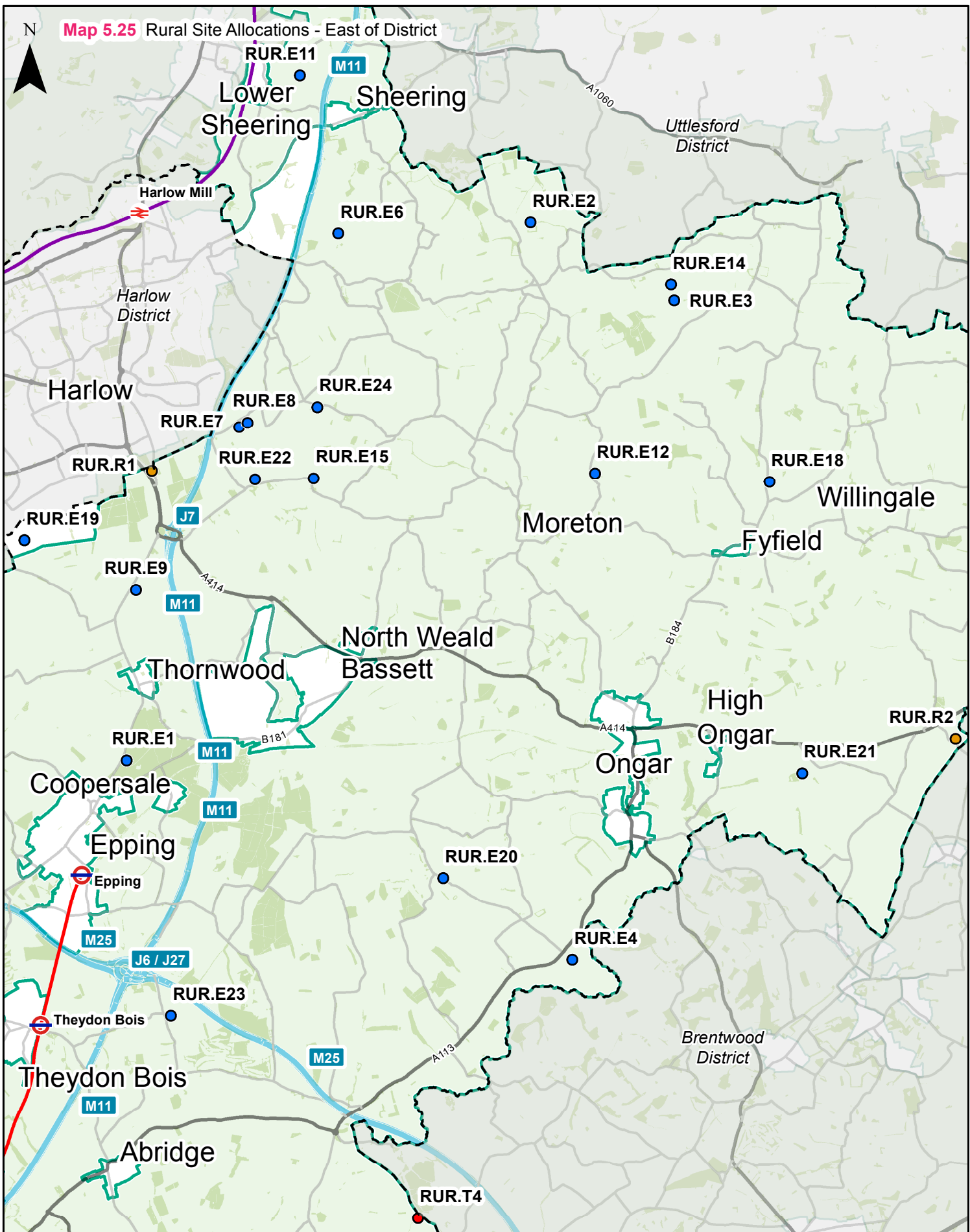
### Air Pollution

- H. The development of the allocated sites in the eastern part of the District 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.

### Flood Risk

- I. 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.



<p><b>Epping Forest District Local Plan</b> Submission Version December 2017</p> <p><b>Epping Forest District Council</b></p>	<p>Drawing No. EFDC-SP-0023-Rev1</p> <p>Date: December 2017</p> <p>Scale: 1:80,000 @A4</p>	<p><b>Map 5.25</b> Rural Site Allocations - East of District</p> <p><small>Contains Ordnance Survey &amp; Royal Mail Data © Crown Copyright &amp; Database Right 2016 EFDC Licence No: 100018534 2016</small></p> <p>The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.</p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li><span style="color: orange;">●</span> Rural residential site allocation</li> <li><span style="color: blue;">●</span> Rural employment site allocation</li> <li><span style="color: red;">●</span> Rural traveller site allocation</li> <li><span style="border: 1px solid green; display: inline-block; width: 15px; height: 10px;"></span> Green Belt boundary</li> <li><span style="border-top: 1px dashed black; display: inline-block; width: 15px;"></span> Local Authority boundary</li> </ul> <p><small>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.</small></p>
---	--	--	--