

Rural Sites in the West of the District

Residential Sites

- 5.171 There are a number of small rural villages across the District.
- 5.172 Policy SP 2 sets out the number of homes the Council will plan for over the Plan period in the rural parts of the west of the District to meet local needs.
- 5.173 The Council has considered the possible spatial options to accommodate new homes within the more rural parts of the District. No allocations for residential development are proposed within the western part of the District's rural area.

Sites for Traveller Accommodation

- 5.174 Policy SP 2 sets out the Council's approach to Traveller Sites within the District. Four sites have been allocated for Traveller Accommodation:
- RUR.T1 Land at Sons Nursery, Hamlet Hill
 - RUR.T2 Land at Ashview, Hamlet Hill
 - RUR.T3 Land at James Mead, Waltham Road
 - RUR.T5 Land at Stoneshot View

Employment Sites

- 5.175 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.
- 5.176 There are two existing Employment Sites that have been identified for designation in the Local Plan :
- RUR.E5 – Land at Hayleys Manor, Epping Upland (2.07ha)
 - RUR.E13 – Warlies Park House, Horseshoe Hill (0.56ha)

Infrastructure Requirements

- 5.177 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.

Policy P 14 Rural Sites in the West of the District

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

Employment Sites

- B. There are no new employment site allocations in the rural locations in the west of the District. In accordance with Policy E 1 the following existing sites are designated for employment uses:
- (i) RUR.E5 – Land at Hayleys Manor, Epping Upland
 - (ii) RUR.E13 – Warlies Park House, Horseshoe Hill

Traveller sites

- C. In accordance with Policy SP 3 the following sites are allocated for Traveller Accommodation:
- (i) RUR.T1 Land at Sons Nursery, Hamlet Hill – up to 2 pitches
 - (ii) RUR.T2 Land at Ashview, Hamlet Hill – up to 1 pitch
 - (iii) RUR.T3 Land at James Mead, Waltham Road – up to 4 pitches
 - (iv) RUR.T5 Land at Stoneshot View – up to 5 pitches

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

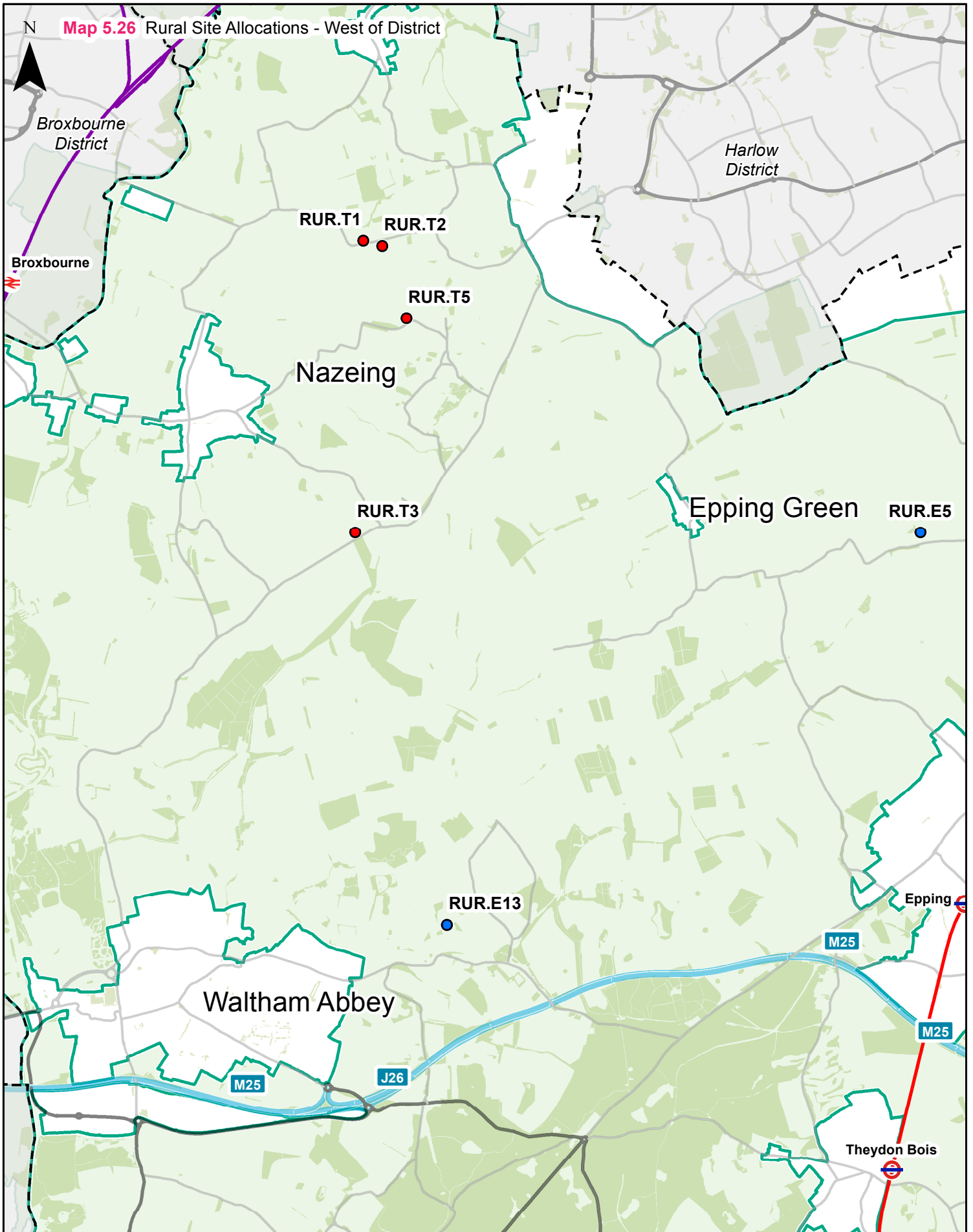
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

iterations of the Infrastructure Delivery Plan or discussions with providers determine that these items are no longer required.

Flood Risk

- F. 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.



Epping Forest District Local Plan
 Submission Version
 December 2017

Epping Forest District Council

Drawing No.
 EFDC-SP-0024-Rev1

Date: December 2017

Scale: 1:45,000 @A4

Map 5.26
 Rural Site Allocations -
 West of District

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

Legend

- Rural residential site allocation
- Rural employment site allocation
- Rural traveller site allocation
- Green Belt boundary
- 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.