

Ongar

- 5.58 Located in the east of the district, Ongar is a District Centre of medieval origin that boasts a retail and service offer benefiting the local community and those in other settlements further afield.
- 5.59 The settlement is surrounded by Green Belt which divides Ongar into the three primary areas namely Ongar, Shelley and Marden Ash. This creates breaks in the existing development and gives Ongar a distinctive settlement pattern.
- 5.60 The town benefits from a number of local heritage assets including Ongar Castle and the High Street Conservation Area.

Vision for Ongar

Ongar will continue to thrive as a settlement, and its existing local and independent character will be retained and strengthened. Development in Ongar will contribute towards the settlement's self-sufficiency aspirations, particularly through the provision of additional local services and infrastructure. This will include measures that support alternative, sustainable modes of travel to reduce congestion and reliance on car-based transport modes

As a District Centre, Ongar will provide services and amenities for a wide catchment of residents and visitors. Development will seek to diversify the employment offer of the Town by encouraging appropriate town centre uses. Ongar will capitalise upon its heritage and leisure assets, such as the Epping Ongar Heritage Railway and connection to the Essex Way, with the protection and enhancement of the settlement's historic environment.

Residential Sites

- 5.61 Policy SP 2 sets out the number of homes the Council will plan for in Ongar over the Plan period. The provision of approximately 590 homes has been informed by the aspiration for Ongar to remain self-sustaining, to ensure that sufficient homes are built to support existing services and to maximise the opportunities provided by the new secondary academy and capacity in the two primary schools.

- 5.62 The Council has considered the possible spatial options to accommodate new homes at Ongar and concluded that the most appropriate spatial options are:

- **Intensification within the existing settlement**

Focussing development within the existing settlement boundary will be less harmful to the Green Belt. This strategic option will maximise opportunities to focus development in the most sustainable locations within the settlement, use previously developed land, and minimise harm to the wider landscape around the settlement.
- **Expansion of the settlement to the north**

This strategic option provides opportunities to promote development in sustainable locations within the settlement, in close proximity to the new secondary academy and the existing primary school and health facility. While part of the strategic option is sensitive in Green Belt terms, the option as a whole is less harmful to the Green Belt relative to other strategic options. It is considered that the opportunities created by locating development sustainably within this strategic option would outweigh potential Green Belt and landscape harm, both of which can be limited through incorporation of suitable mitigation.
- **Expansion of the settlement to the west**

This strategic option provides opportunities to promote development in sustainable locations within the settlement, in close proximity to the new secondary academy and the existing primary school and health facility. While part of the strategic option is sensitive in Green Belt terms the option as a whole is less harmful to the Green Belt relative to the other strategic options identified for this settlement. It is considered that the particular opportunities for sustainably locating development presented by this strategic option would outweigh potential Green Belt and landscape harm, both of which can be

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

limited through incorporation of suitable mitigation.

- **Expansion of the settlement to the south**
Although a greater distance from existing town centre amenities, public transport and community facilities, this strategic option provides opportunities for settlement expansion which would minimise harm to the Green Belt and largely avoid harm to the wider landscape around the settlement.

- 5.63 Following an assessment of the suitability, availability and achievability of Residential Sites located within these spatial options, the Council has identified ten sites for potential allocation to meet the identified housing requirement, as set out in Policy P 4.
- 5.64 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.
- 5.65 The allocation sites ONG.R1 and ONG.R2 will be required to be in accordance with Concept Framework Plans, as defined in Policy SP 3, to ensure that a comprehensive and cohesive approach is taken to the planning and delivery of high quality development.

Sites for Traveller Accommodation

- 5.66 Policy SP 2 sets out the Council's approach to Traveller Sites within the District. There are no allocations for Traveller Accommodation in Ongar.

Employment Sites

- 5.67 Policy E 1 sets out the Council's approach to identifying sites for employment (B Use 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.
- 5.68 There is one existing employment site that has been identified in Ongar for designation in the Local Plan:
- ONG.E1 – Essex Technology and Innovation Centre (0.28ha)

Infrastructure Requirements

- 5.69 The supporting text to Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential, travellers and employment growth across the District. The infrastructure needs for Ongar are set out in Policy P 4 and the Infrastructure Delivery Plan.

Small District Centre

- 5.70 Policy E 2 identifies Ongar as a Small District Centre. This reflects the Council's aspiration for the centre to continue to meet local retail needs during the day and into the evening.
- 5.71 In accordance with Policy E 2, the Council has designated specific retail frontages.

Policy P 4 Ongar

- 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) ONG.R1 Land west of Ongar – Approximately 99 homes
 - (ii) ONG.R2 Land at Bowes Field – Approximately 135 homes
 - (iii) ONG.R3 - Land southwest of Fyfield Road – Approximately 27 homes
 - (iv) ONG.R4 Land North of Chelmsford Road – Approximately 163 homes
 - (v) ONG.R5 – Land at Greensted Road – Approximately 107 homes
 - (vi) ONG.R.6 Land between Stanford Rivers Road and Brentwood Road – Approximately 33 homes
 - (vii) ONG.R.7 Land South of Hunters Chase and West of Brentwood Road – Approximately 17 homes
 - (viii) ONG.R.8 The Stag Pub – Approximately 9 homes

Employment Sites

- C. There are no new employment site allocations in Ongar. In accordance with Policy E 1 the following existing site is designated for employment use:

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

- (i) ONG.E1 – Essex Technology and Innovation Centre

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 Ongar will be expected to contribute proportionately towards the following infrastructure items:

- (i) Expansion of one of the primary schools;
- (ii) Highways and junction upgrades;
- (iii) Potential upgrades to existing waste water infrastructure; and
- (iv) The delivery/improvement of open space throughout the settlement.

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.

Small District Centre Uses

F. In accordance with Policy E 2, in Ongar District Centre, at least 50% of the ground floor Primary Retail Frontage and at least 45% of the ground floor Secondary Retail Frontage will be maintained in A1 use.

Air Pollution

G. The development of the allocated sites within Ongar 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

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

West Ongar Concept Framework

I. In order to ensure that a comprehensive and cohesive approach is taken to the planning and delivery of certain sites and associated infrastructure, development proposals in relation

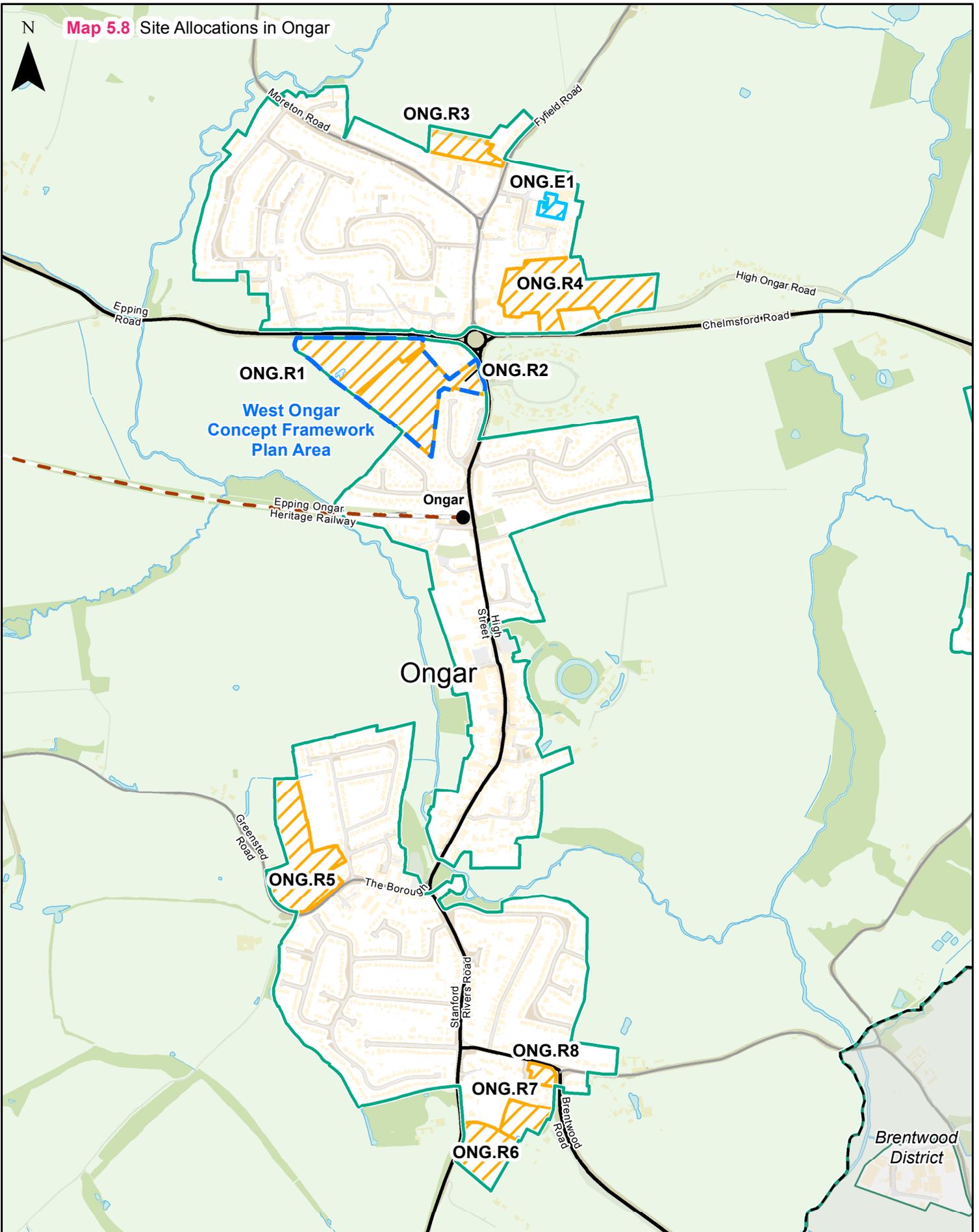
to sites ONG.R1 and ONG.R2 will be required to be in accordance with a Concept Framework Plan, as defined in Policy SP 3.

J. The Concept Framework Plans relate to a number of site allocations. These should be undertaken jointly between all applicants of the site allocations subject to the Concept Framework Plan. Details of the specific requirements of the Concept Framework Plans can be found within the site specific requirements set out in Appendix 6.

K. These will be produced by the applicants of the site allocations and shall be endorsed by the Council prior to the submission of any planning applications. The Concept Framework Plan and the development proposals for each site located within it should be considered and informed by the Quality Review Panel.

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

Map 5.8 Site Allocations in Ongar



Epping Forest District Council
Local Plan
 Submission Version
 December 2017

Drawing No.
 EFDC-SP-0003-Rev2

Date: December 2017

Scale: 1:12,000 @ A4

Map 5.8
 Site Allocations in
 Ongar

Contains Ordnance Survey & Royal Mail Data
 © Crown Copyright & Database Right 2016
 EFDC Licence No: 100018534 2016

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

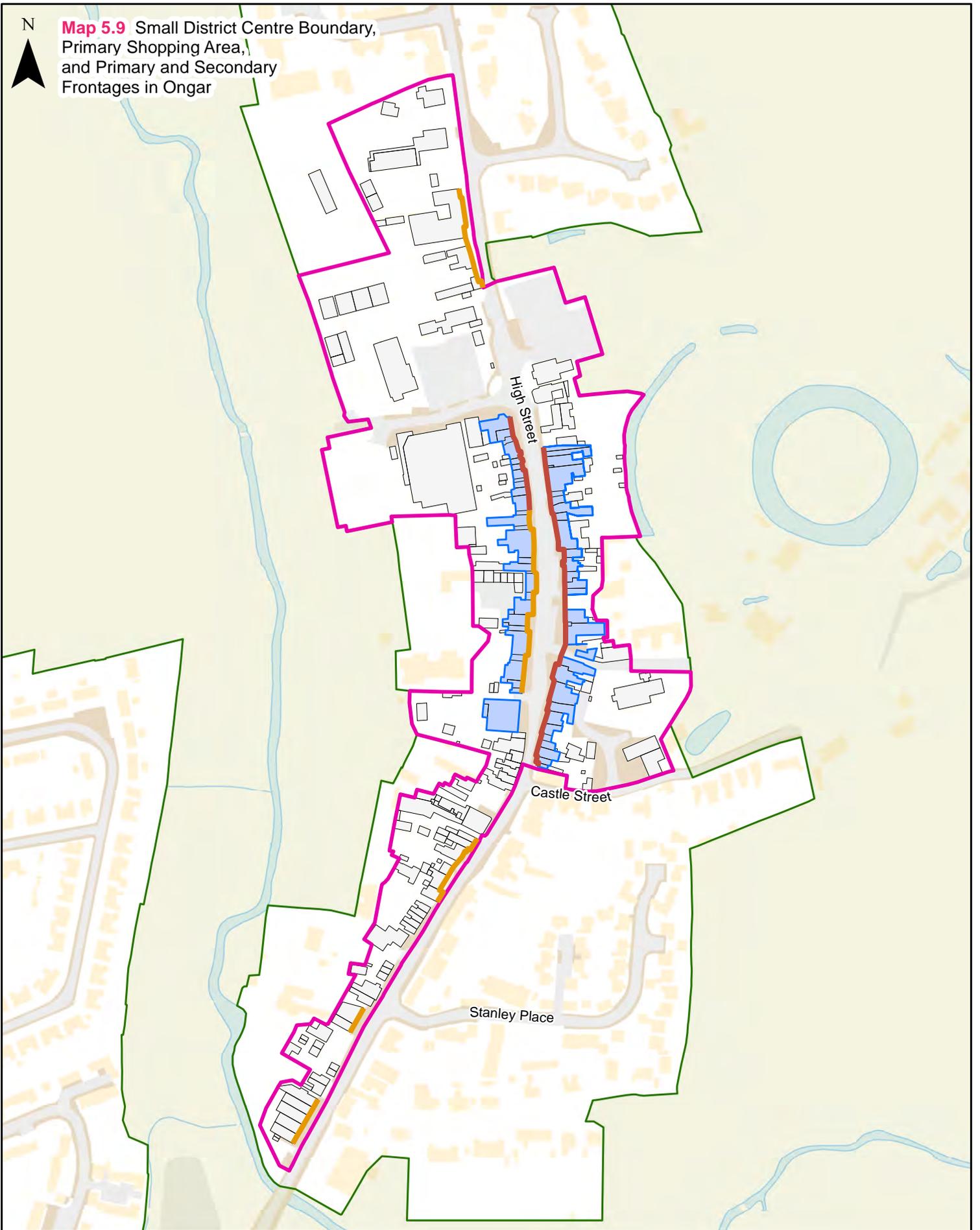
Legend

Residential site allocation	Residential and traveller site allocation	Green Belt Boundary
Employment site allocation	Masterplan Area	District Open Land
Traveller site allocation	Concept Framework Plan Area	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.

N

Map 5.9 Small District Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Ongar



Epping Forest District Local Plan
 Submission Version
 December 2017

Drawing No.
 EFDC-DP-00101-Rev2

Date: December 2017

Scale: 1:3,000 @A4

Map 5.9
 Small District Centre Boundary,
 Primary Shopping Area,
 and Primary and Secondary
 Frontages in Ongar

Contains Ordnance Survey & Royal Mail Data
 © Crown Copyright & Database Right 2016
 EFDC Licence No: 100018534 2016

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

Legend

- Town / Small District Centre Boundary
- Primary Shopping Area
- Primary Frontage
- Secondary Frontage

- Proposed Secondary Frontage
- Green Belt Boundary

