



Epping Forest District Local Plan

Appendix 6 Site Specific Requirements

Submission Version 2017



Epping Forest
District Council

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Appendix Six

Site Specific Requirements for Site Allocations

index



































This Appendix should be read in conjunction with the Submission Version of Epping Forest District Council's Local Plan 2017, which is published as a separate document. Settlements are listed in the same order as in Chapter 5 of the Local Plan.

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Epping



Legend

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

EPP.R3 Epping London Underground Car Park



Site Address: Epping Station , Epping, CM16 4HW

Settlement: Epping

Proposed Use: Residential

Size (Ha) 1.60

Indicative Development Area (Ha) 1.20

Indicative Net Density (DpH) 83

Approximate Net Capacity (Dwellings) 89

Site Description:

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

EPP.R3 Epping London Underground Car Park**Development Requirements****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 trees adjacent to the site which are protected by Tree Preservation Orders. Protected trees should be considered as part of development proposals to avoid the loss of, or damage to them.

Design

A Development Brief must be produced to guide development proposals for this site prior to any planning application being submitted. It will set out:

- how development proposals should address on-site constraints;
- the infrastructure requirements for the site and how they will be met; and
- the principles of land use, layout, design, height, massing and scale.

The Development Brief will be developed by the applicant in consultation with stakeholders including Epping Town Council and endorsed by the Council. The Development Brief and any development proposals/planning applications should be considered and informed by the Quality Review Panel.

Development proposals should consider incorporating retail uses at ground floor level in close proximity to the Epping London Underground Station forecourt. 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 locally listed Epping Station and Station House. Development proposals which may affect the settings of these heritage assets should sustain or enhance the significance of them including the contribution made by their setting. Development proposals should preserve the special architectural or historic interest of these locally listed buildings and their settings, including through high quality design/materials.

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 decked car parking on part of the site area.

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.

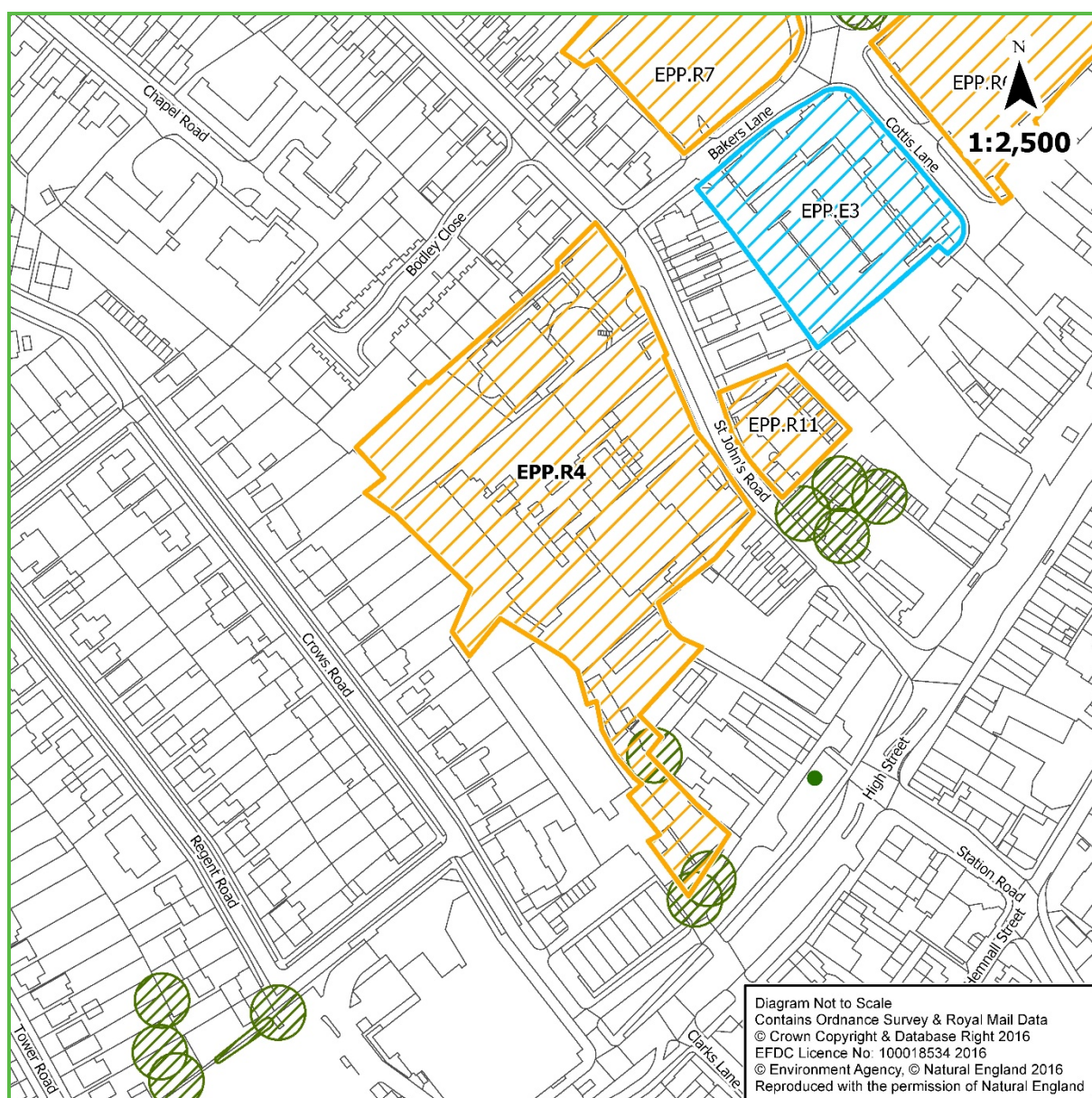
The site has vehicular and pedestrian access and safety constraints. Development proposals will need to ensure that adequate access is provided to the site from Station Road. This may necessitate improvements to Station Approach and the junction with Station Road. In designing the vehicular access for this site, development proposals should consider how the needs of the various users will be met, including residents of the development and customers of London Underground Central Line and associated car park. Improvements to the junction for pedestrian and cyclist access to the site and London Underground Station are likely to be required, including pedestrian crossing(s).

Development proposals should maintain and enhance the pedestrian route connecting Epping London Underground Station and Centre Drive. This should include identifying opportunities to integrate the pedestrian route within the site layout using a design-led approach which addresses the change in levels between Centre Drive and Epping London Underground Station.

Appendix 6: Site Specific Requirements for Site Allocations

The site allocation includes the area currently used as a bus stop, taxi rank and informal drop-off and pick-up location for London Underground customers. Development proposals must identify a coordinated solution to integrating these uses along with the retained London Underground car parking and new residential-led development. This should include the creation of a high quality public realm at the station forecourt area and improvements to pedestrian footpaths/walkways, which are designed to minimise conflict between different road users, cyclists and pedestrians.

EPP.R4 Land at St Johns Road



Site Address: St Johns Road, Epping, Essex

Settlement: Epping

Proposed Use: Residential

Size (Ha) 1.49

Indicative Development Area (Ha) 1.49

Indicative Net Density (DpH) 27

Approximate Net Capacity (Dwellings) 34

Site Description:

The site is a mixed-use area comprising community, religious and former education facilities, and retail, residential and civic uses. It is bounded by residential development to the west, north and east of the site, with a mix of town centres uses 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.

EPP.R4 Land at St Johns Road

Development Requirements

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 trees adjacent to the southern boundary of the site which are protected by Tree Preservation Orders. Protected trees should be incorporated into the development proposals to avoid the loss of, or damage to, them.

Design

Development proposals should be brought forward in accordance with the Development and Design Brief for the St John's Road Area agreed by Cabinet on 10 September 2012, and should contain a mix of uses including residential development. Other uses on site could include leisure, retail, community facilities, hospitality and employment uses.

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

Heritage

Development proposals may directly impact upon locally listed 21 St John's Road, Cookery Building of Epping Junior School, Centrepont 23 St John's Road and 19 St John's Road, which are located within the site. It may also impact upon the setting of Grade II* listed Church of St John the Baptist and Grade II listed 5, 7, 9 and 11 St John's Road. Development proposals which incorporate or may affect the settings of these heritage assets should sustain or enhance the significance of them including the contribution made by their setting. The Council requires development proposals to preserve the special architectural or historic interest of these Locally Listed Buildings on site through their retention, sensitive conversion and refurbishment. This particularly applies to the Centrepont building and the Cookery Building. Opportunities to bring them back into public use should also be explored. Development proposals should preserve the special architectural or historic interest of the Church of St John the Baptist and its setting including through appropriate layout, scale, height, massing and high quality design/materials within the vicinity of the church.

The southern part of the site is partially located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials. For those parts of the site located within the Conservation Area, an assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area should be retained and reused.

Infrastructure

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. 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.

EPP.R5 Epping Sports Centre



Site Address: 25 Hemnall Street, Epping, Essex, CM16 4LU

Settlement: Epping

Proposed Use: Residential

Size (Ha) 0.43

Indicative Development Area (Ha) 0.43

Indicative Net Density (DpH) 101

Approximate Net Capacity (Dwellings) 43

Site Description:

The site is a leisure centre and associated car park. It is bounded by Hemnall Street to the north, Nicholl Road to the south and residential development to the west 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.

EPP.R5 Epping Sports Centre

Development Requirements

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

Heritage

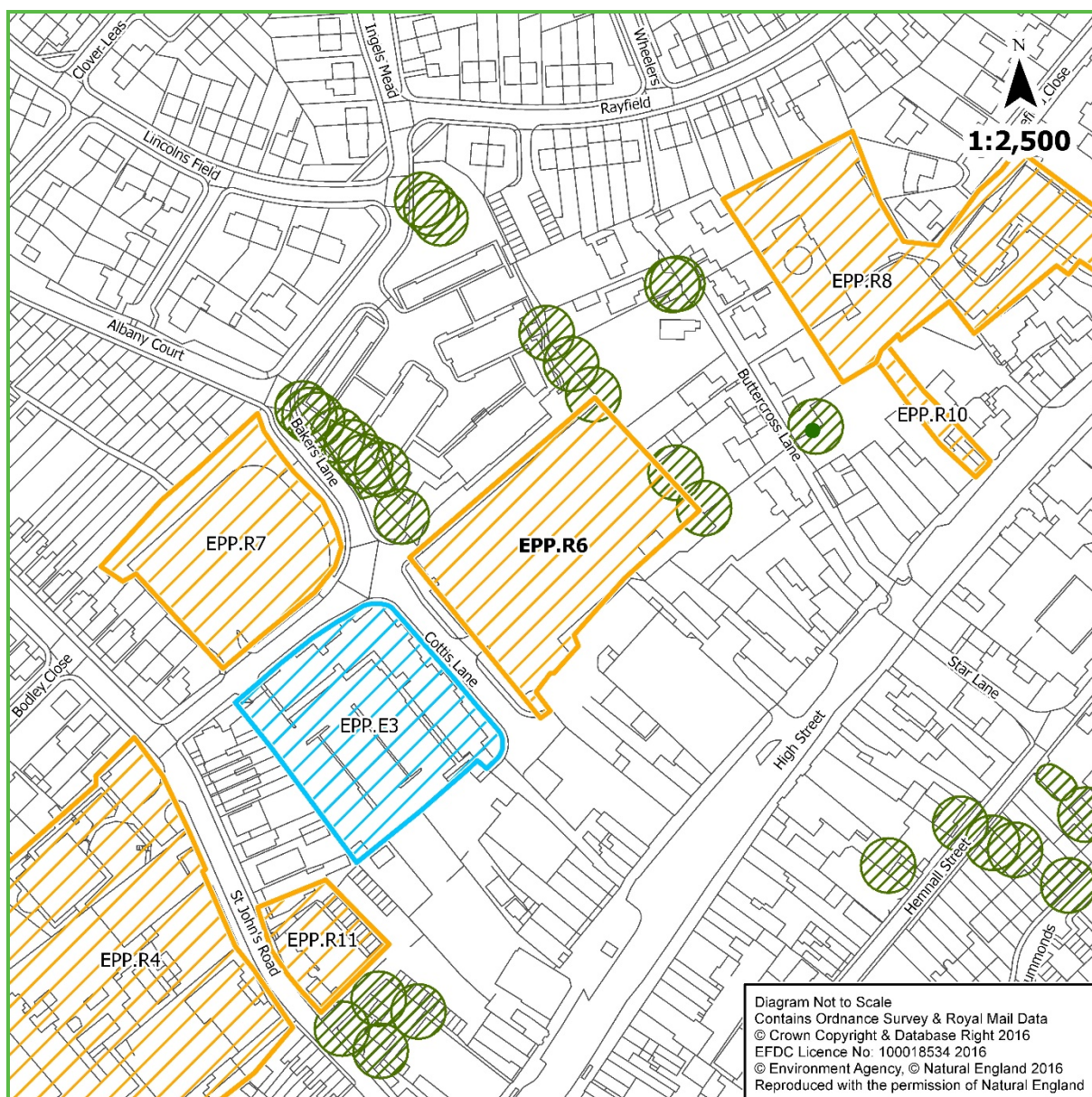
This site is located adjacent to the Epping Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials.

Infrastructure

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. 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.

Closure of the existing Epping Sports Centre and the re-development of this site should not take place until a suitable replacement sports/leisure facility is delivered and is operational. This is to ensure that the public have uninterrupted access to sports/leisure facilities in the local area.

EPP.R6 Cottis Lane Car Park



Site Address: Cottis Lane Car Park

Settlement: Epping

Proposed Use: Residential

Size (Ha) 0.56

Indicative Development Area (Ha) 0.47

Indicative Net Density (DpH) 106

Approximate Net Capacity (Dwellings) 47

Site Description:

The site is a car park. It is bounded by hedgerows. There is residential and town centre development to the north, east and south of the site with Cottis Lane to the 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.

EPP.R6 Cottis Lane Car Park

Development Requirements

Development proposals for site allocations EPP.R6 Cottis Lane Car Park and EPP. R7 Bakers Lane Car Park should, in combination, deliver approximately 78 dwellings (net) and the re-provision of the existing number of car parking spaces provided at both car parks. This is to provide flexibility to enable acceptable and viable proposals to be brought forward on each site. Should development of this site deliver a lower number of dwellings than that which it has been allocated for (47 dwellings), the remaining balance should be met on allocation site EPP. R7 Bakers Lane Car Park.

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

Design

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 221, 223, 225, 227, 229-233, 261, 263, 257, 259 and 269 High Street. Development proposals which may affect the settings of these Listed Buildings should sustain or enhance the significance of them including the contribution made by their setting. Development proposals should preserve the special architectural or historic interest of these Listed Buildings through appropriate density, heights, and high quality design/materials.

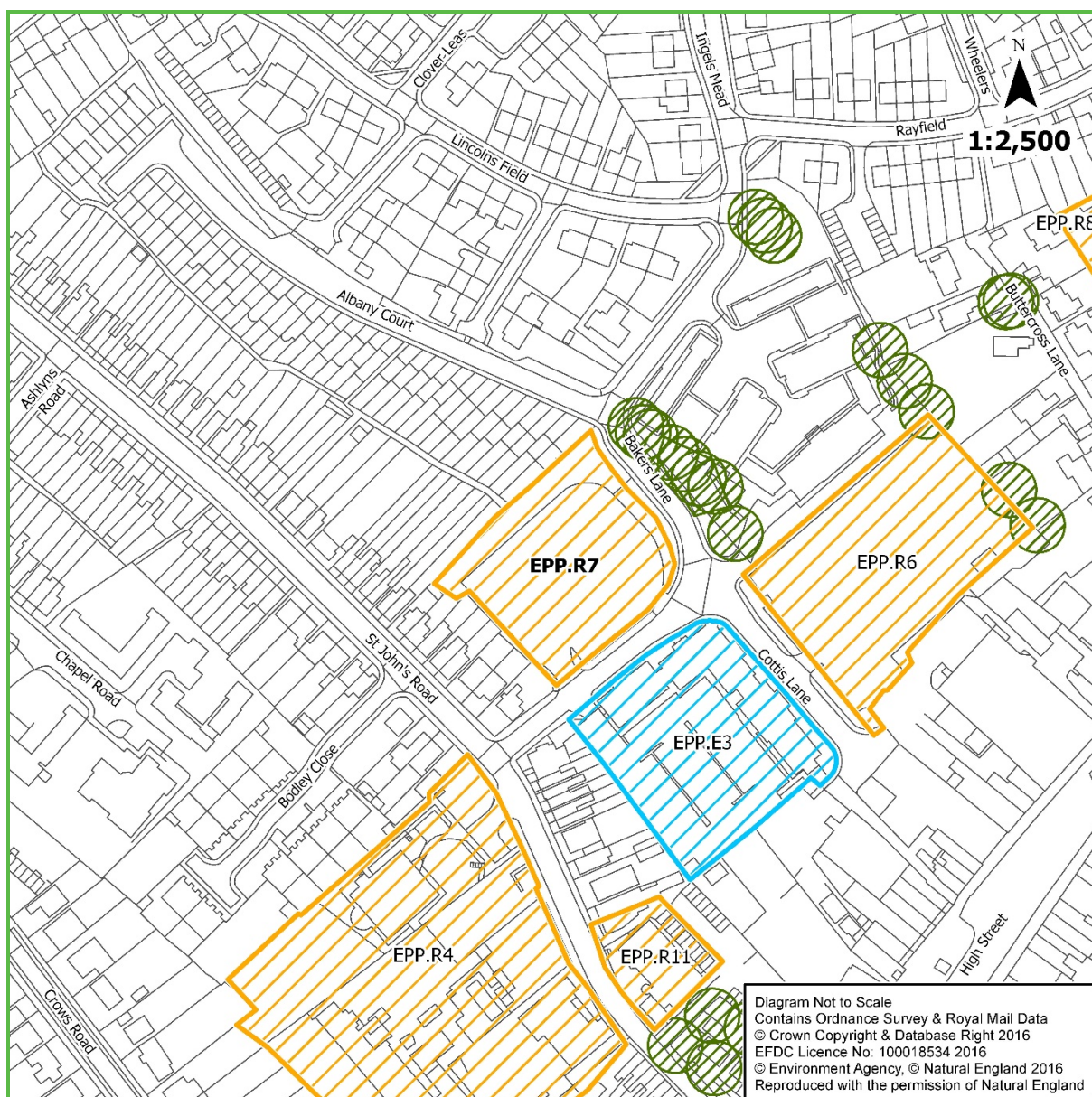
This site is located adjacent to the Epping Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials.

Infrastructure

Development proposals for site allocations EPP.R6 and EPP.R7 should together incorporate the re-provision of the existing number of car parking spaces for town centre visitors to ensure that there is no net loss of parking spaces. Such car parking spaces should be integrated into the development through careful design and layout, which may include decked, basement or undercroft car-parking.

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. 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.

EPP.R7 Bakers Lane Car Park



Site Address: Bakers Lane Car Park

Settlement: Epping

Proposed Use: Residential

Size (Ha) 0.42

Indicative Development Area (Ha) 0.33

Indicative Net Density (DpH) 95

Approximate Net Capacity (Dwellings) 31

Site Description:

The site is a car park. It is bounded by hedgerows beyond which is residential development to the west and north and Baker Lane 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.

EPP.R7 Bakers Lane Car Park

Development Requirements

Development proposals for site allocations EPP.R6 Cottis Lane Car Park and EPP. R7 Bakers Lane Car Park should, in combination, deliver approximately 78 dwellings (net) and the re-provision of the existing number of car parking spaces provided at both car parks. This is to provide flexibility to enable acceptable and viable proposals to be brought forward on each site. Should development of this site deliver a lower number of dwellings than that which it has been allocated for (31 dwellings), the remaining balance should be met on allocation site EPP. R6 Cottis Lane Car Park.

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

The design of development proposals should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials to avoid detrimental impacts on the amenity of existing neighbouring properties.

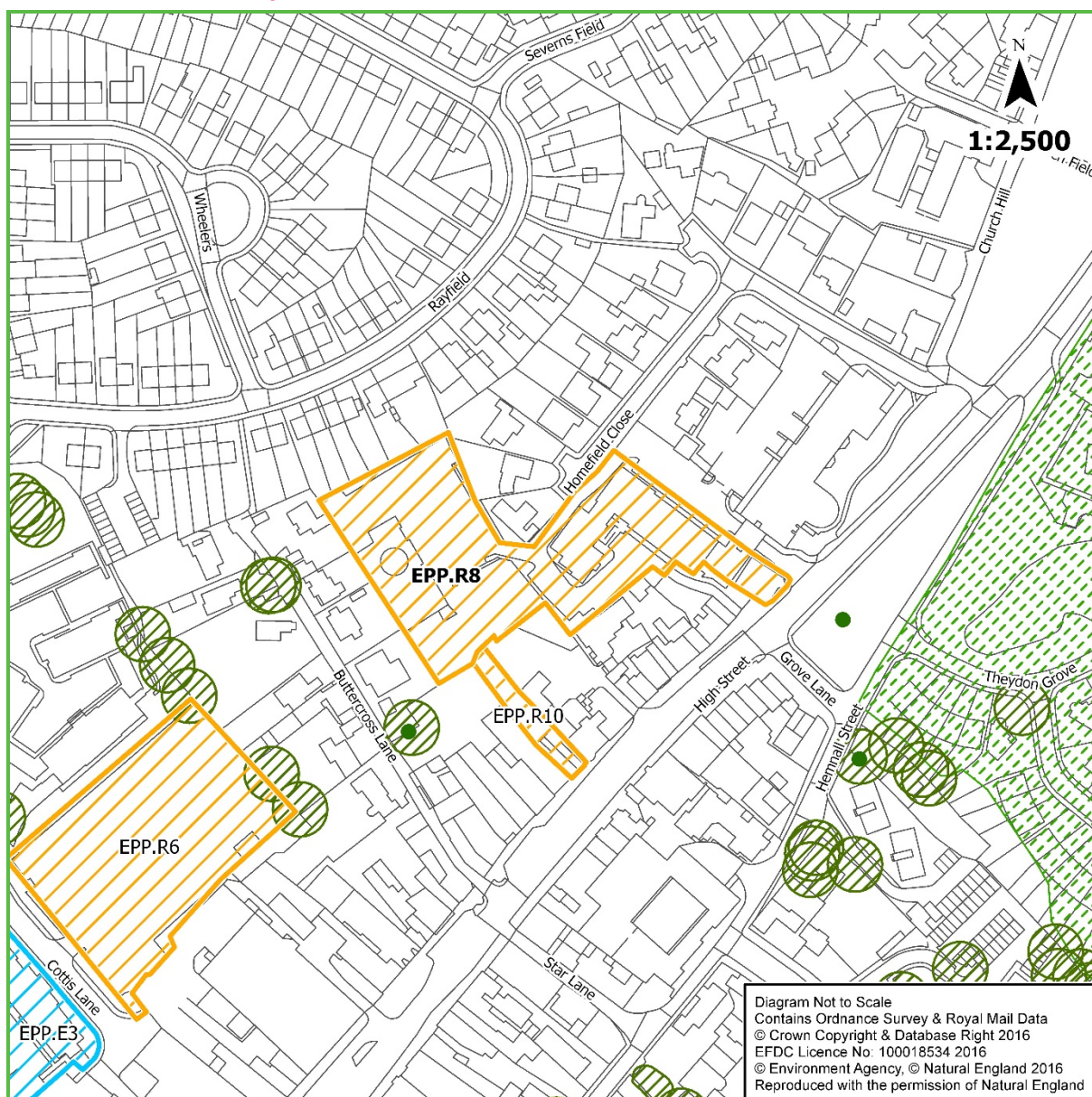
Development proposals for this site should be considered and informed by the Quality Review Panel.

Infrastructure

Development proposals for site allocations EPP.R6 and EPP.R7 should together incorporate the re-provision of the existing number of car parking spaces for town centre visitors to ensure that there is no net loss of parking spaces. Such car parking spaces should be integrated into the development through careful design and layout, which may include decked, basement or undercroft car-parking.

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. 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.

EPP.R8 Land and part of Civic Offices



Site Address: Civic Offices, 323 High Street, Epping, CM16 4BZ

Settlement: Epping

Proposed Use: Residential

Size (Ha) 0.66

Indicative Development Area (Ha) 0.66

Indicative Net Density (DpH) 68

Approximate Net Capacity (Dwellings) 44

Site Description:

The site contains part of Epping Forest District Council's Civic Offices and associated car parking. It is bounded by residential development to the north, the remainder of the Council's Civic Offices to the east, residential development to the west and town centre uses 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.

EPP.R8 Land and part of Civic Offices**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 is likely to directly affect a confirmed Protected Species (Great Crested Newts) population. Development proposals should be subject to careful design and layout to avoid the loss of, or harm to, the Great Crested Newts or their habitat. Where adverse impacts of development proposals on the Protected Species are unavoidable, they should be addressed in accordance with the requirements of Policy DM 1.

Design

A Development Brief must be produced to guide development proposals for this site prior to any planning application being submitted. It will set out:

- how development proposals should address on-site constraints;
- the infrastructure requirements for the site and how they will be met; and
- the principles of land use, layout, design, height, massing and scale.

The Development Brief will be developed by the applicant in consultation with stakeholders including Epping Town Council and endorsed by the Council. The Development Brief and any development proposals/planning applications should be considered and informed by the Quality Review Panel.

Development proposals should consider opportunities to introduce suitable town centre/retail frontage at ground floor level on to the High Street. If provided, any planning application should demonstrate how such town centre/retail floorspace will be serviced.

Heritage

Development of the site may impact upon the setting of the Grade II listed 309, 311, 315, 317 and 319 High Street and The Black Lion Public House. Development proposals which may affect the settings of these Listed Buildings should sustain or enhance the significance of them including the contribution made by their setting. Development proposals should preserve the special architectural or historic interest of these Listed Buildings through appropriate layout, height, scale, massing and high quality design/materials.

The southern half of the site is partially located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials. For those parts of the site located within the Conservation Area an assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area, including the yellow-brick building fronting High Street located within the site boundary, should be retained/reused.

On-site Constraints

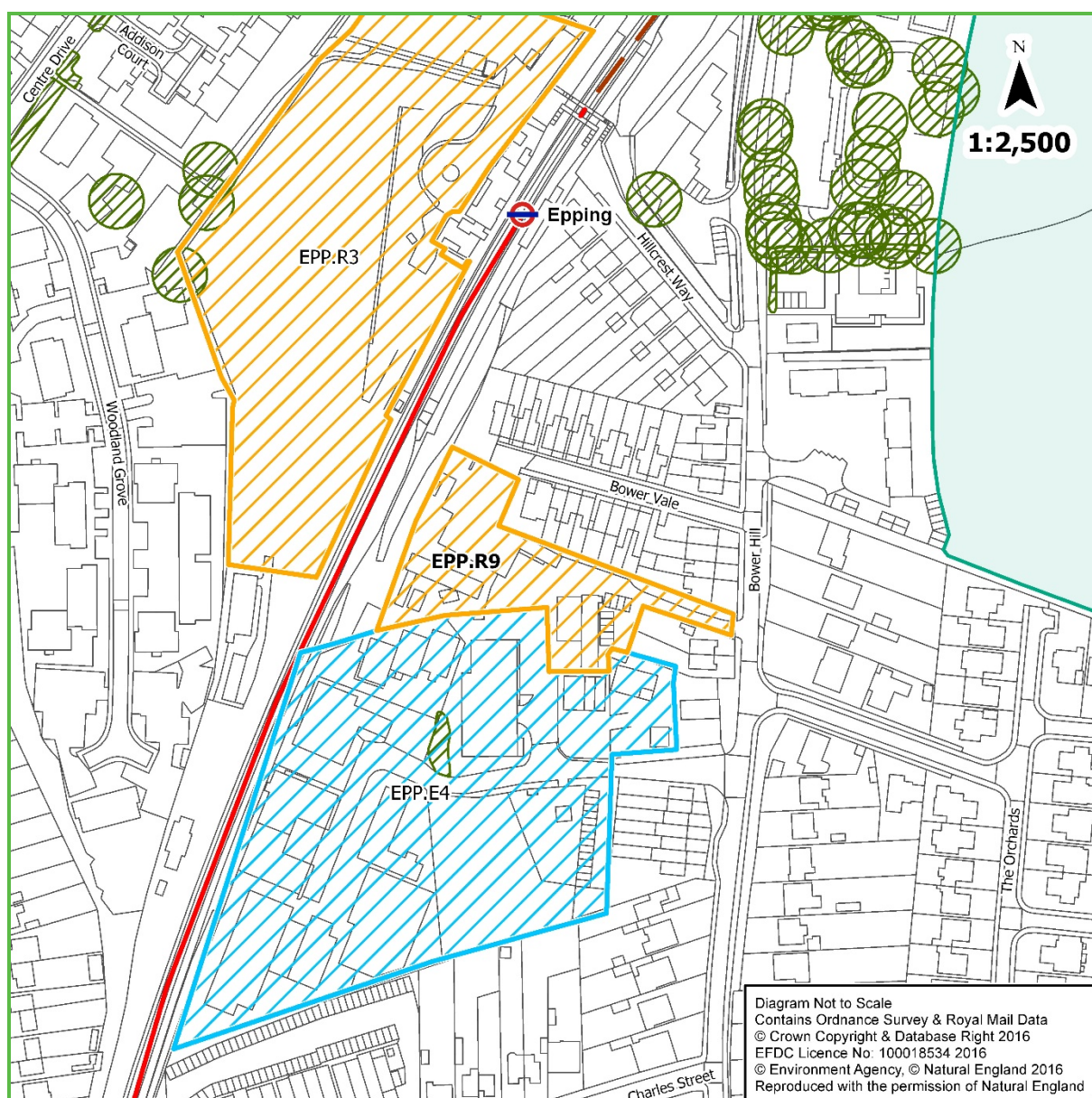
There is currently a single vehicular access to the Council's Civic Offices from the High Street. Development proposals will be required to improve the existing access or create a new access on to the High Street. In designing the vehicular access for this site, development proposals should consider how access for the residential development will relate to access for the remaining part of the Civic Offices (and associated car park). It should also be designed to minimise traffic impacts on the High Street.

Infrastructure

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. 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.

EPP.R9 Land at Bower Vale



Site Address: 17 Bower Vale, Epping, Essex, CM16 7AS

Settlement: Epping		Proposed Use: Residential
Size (Ha)	0.40	Site Description: The site comprises a warehouse in industrial use, derelict former utilities works, and greenfield land. It is bounded by the London Underground Central Line to the west, residential development to the north, Bower Hill to the east and predominantly industrial and warehousing uses to the south.
Indicative Development Area (Ha)	0.40	
Indicative Net Density (DpH)	128	
Approximate Net Capacity (Dwellings)	50	

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.

EPP.R9 Land at Bower Vale

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.

Heritage

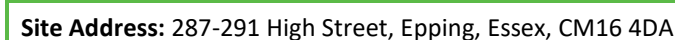
This site is situated within an area identified as having archaeological potential due to its historic industrial uses. Development proposals will be required to prepare an archaeological watching brief and to secure the implementation of archaeological investigation and, if applicable archaeological works, as part of any planning application.

On-site constraints

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

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.



Settlement: Epping		Proposed Use: Residential
Size (Ha)	0.05	Site Description: The site comprises a retail unit fronting the High Street and a greenfield parcel of land to the rear. The site is bounded by town centre and residential development to the west and east, the High Street to the south and the Civic Office's car park to the north.
Indicative Development Area (Ha)	0.05	
Indicative Net Density (DpH)	135	
Approximate Net Capacity (Dwellings)	6	

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EPP.R10 Land to Rear of High Street

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

The site is located within Epping Town Centre Primary Retail Frontage and Primary Shopping Area. The ground floor retail frontage on to the High Street should be retained as part of the development.

Heritage

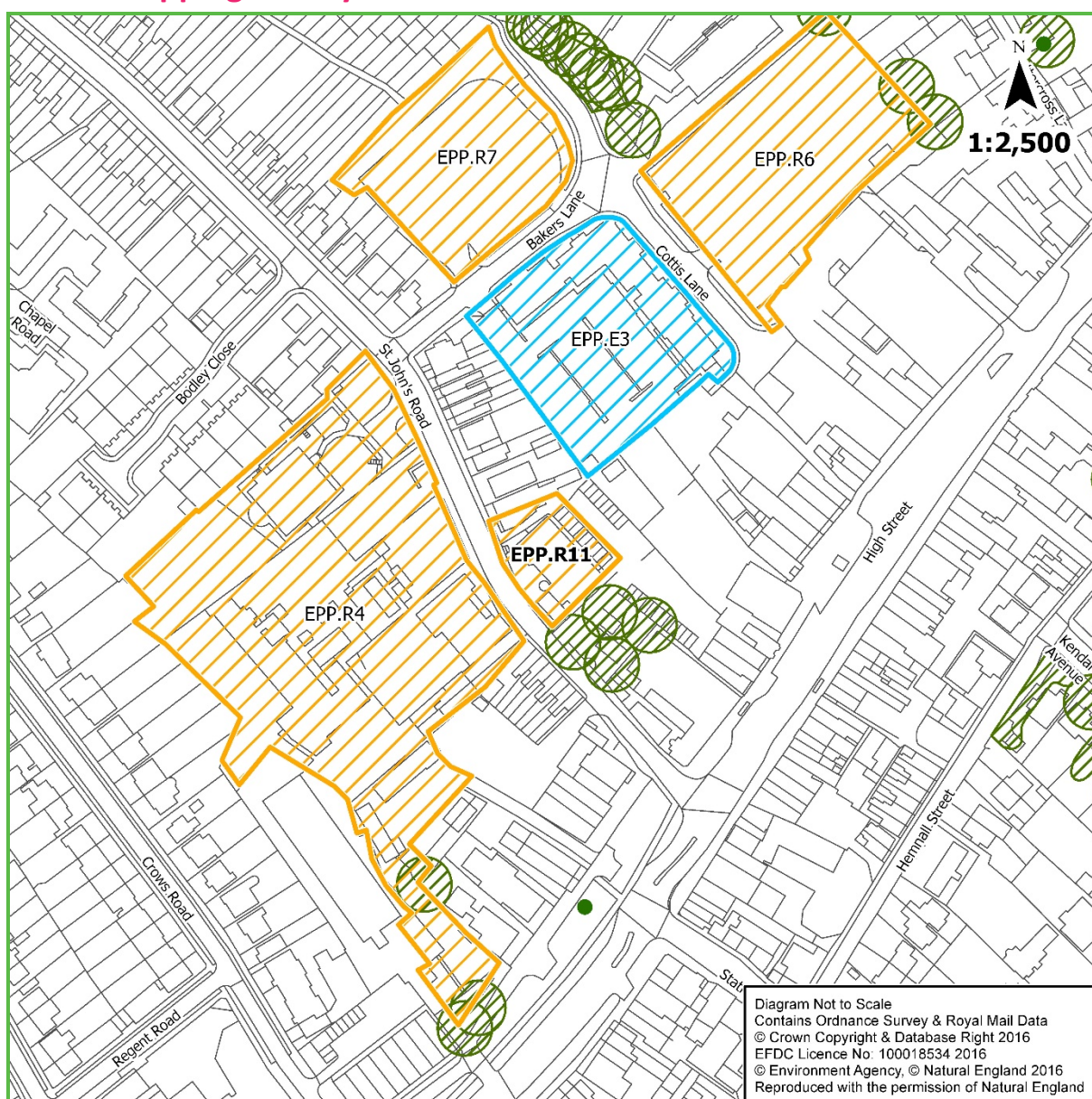
Development of the site may impact upon the setting of the adjacent Grade II listed Black Lion Public House. Development proposals which may affect the setting of this Listed Building should sustain or enhance its significance including the contribution made by its setting. Development proposals should preserve the special architectural or historic interest of this Listed Building through high quality design/materials.

This site is located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials. An assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area should be retained and reused.

Infrastructure

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. 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.

EPP.R11 Epping Library



Site Address: Epping Library, St John's Road, Epping, CM16 5DN

Settlement: Epping

Proposed Use: Residential

Size (Ha) 0.13

Indicative Development Area (Ha) 0.13

Indicative Net Density (DpH) 88

Approximate Net Capacity (Dwellings) 11

Site Description:

The site is a library. It is bounded by residential development to the north, St Johns Road to the west, car park to the east and Church of St John the Baptist 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.

EPP.R11 Epping Library

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.

Heritage

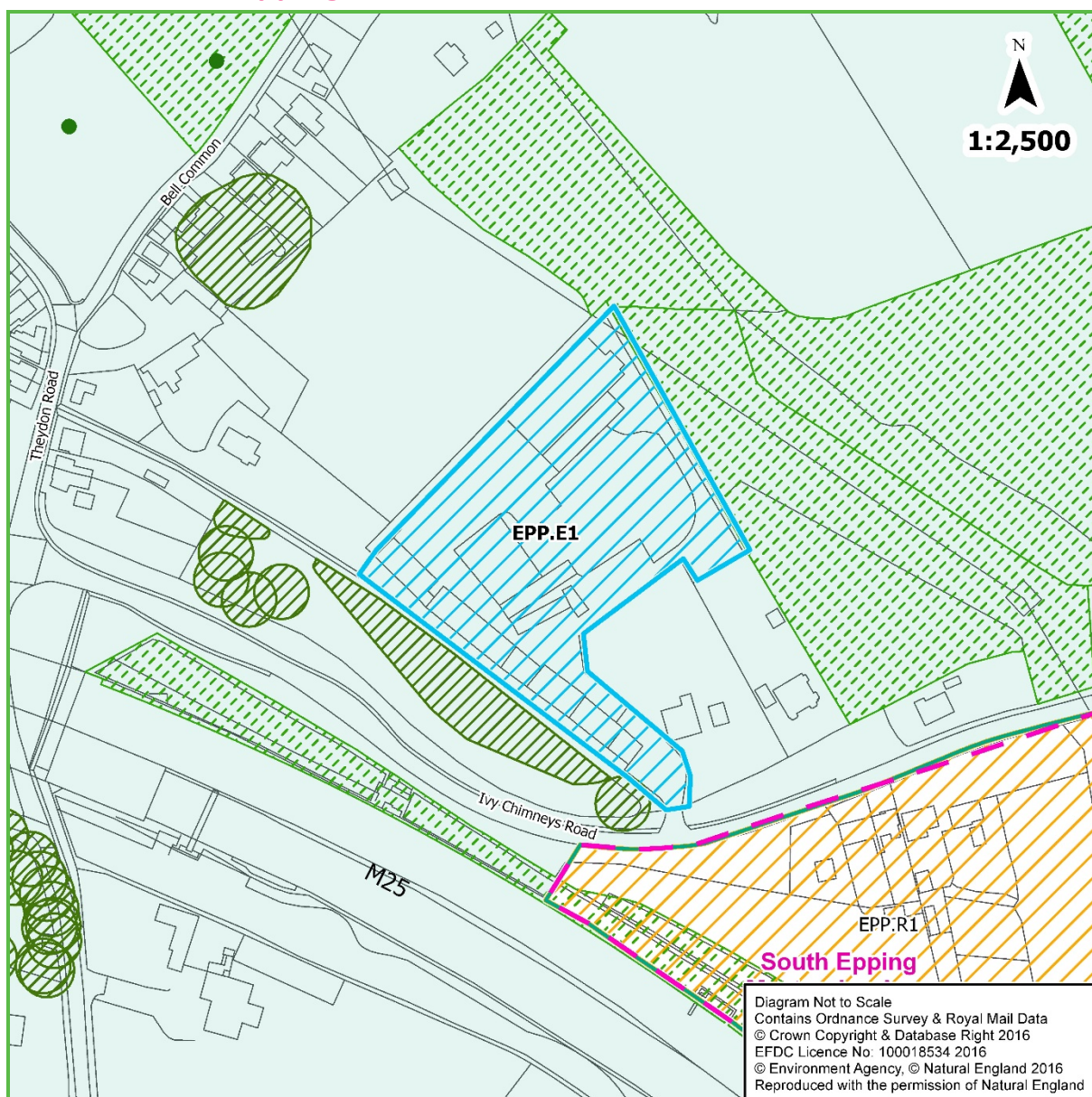
Development of the site may impact upon the setting of the Grade II* listed Church of St John the Baptist and the Grade II listed 5, 7, 9 and 11 St John's Road. Development proposals which may affect the setting of these Listed Buildings should sustain or enhance their significance including the contribution made by their setting. Development proposals should preserve the special architectural or historic interest of these Listed Buildings through high quality design/materials.

This site is located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials. An assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area should be retained and reused.

Infrastructure

This site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. 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.

EPP.E1 Land at Eppingdene



Site Address: Eppingdene, Ivy Chimneys Road, CM16 4EL

Settlement: Epping

Proposed Use: Employment

Size (Ha)

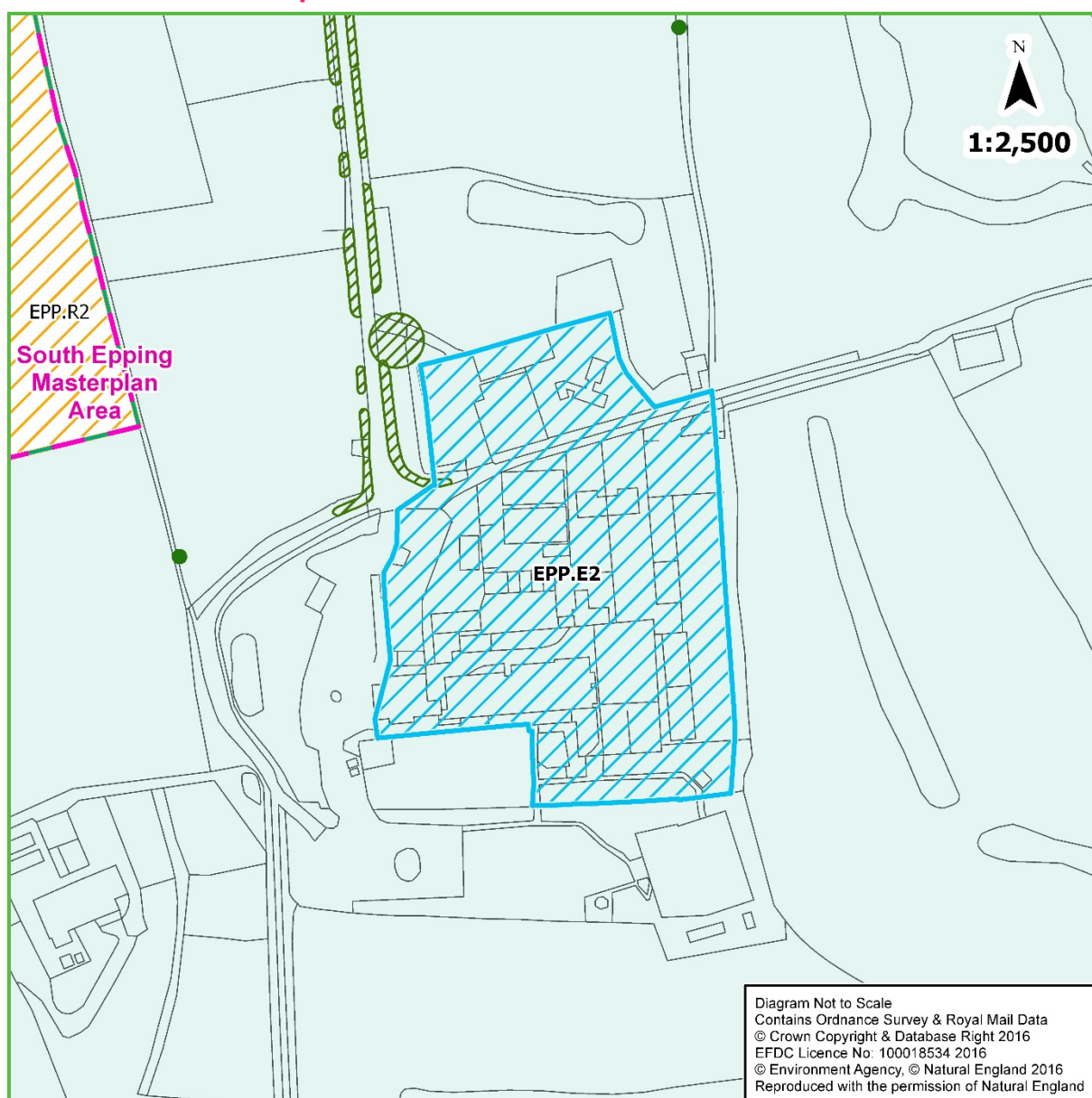
1.11

Site Description:

The site comprises buildings predominantly in industrial use with associated hardstanding, and small areas of greenfield land. The site is bounded by Ivy Chimneys Road and wooded areas to the south, residential properties to the west, and agricultural land/woodland to the north 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.

EPP.E2 Land at Coopersale Hall



Site Address: Land at Coopersale Hall, Flux's Lane, Coopersale, CM16 7PE

Settlement: Epping

Proposed Use: Employment

Size (Ha)

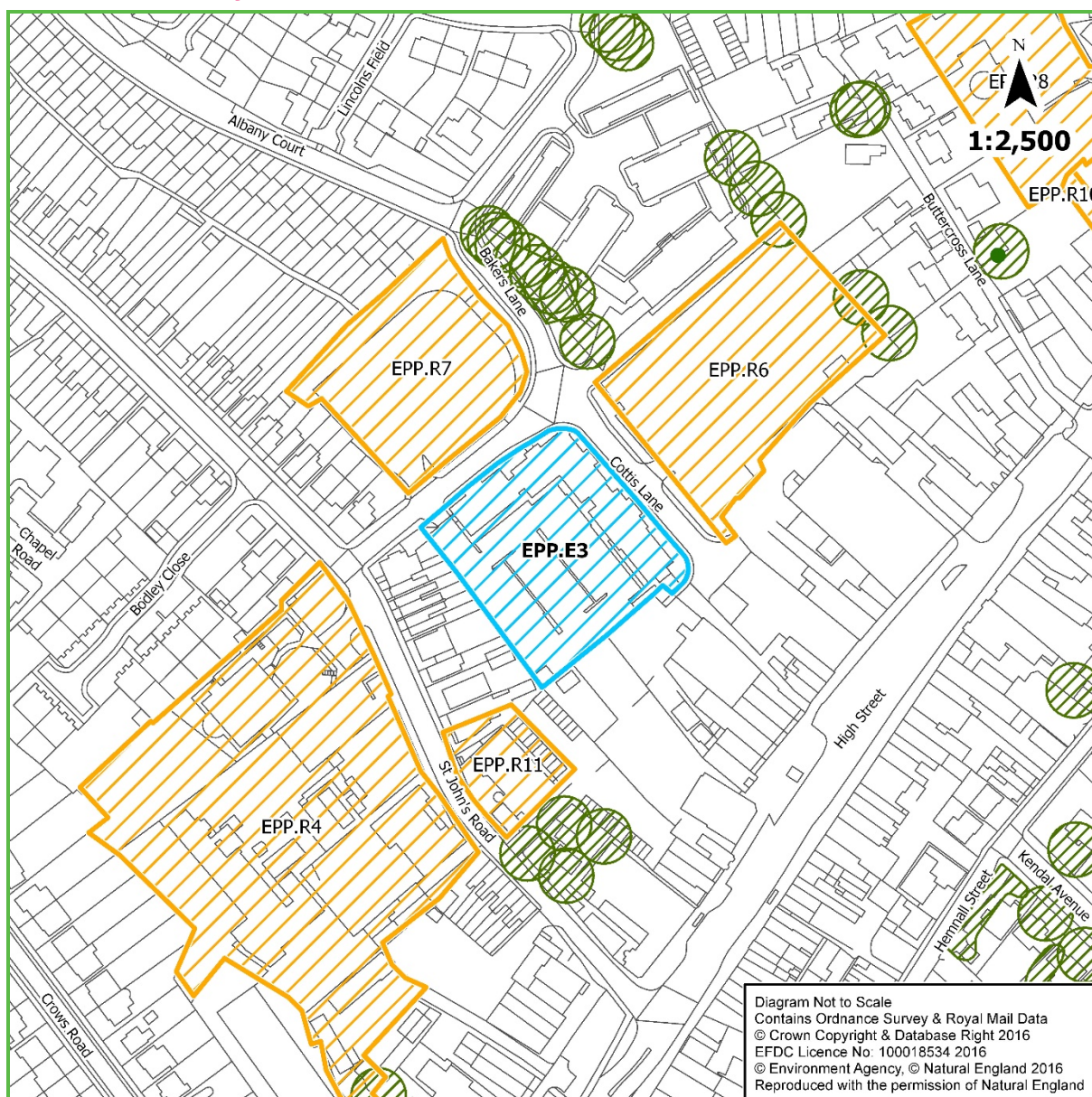
1.80

Site Description:

The site comprises a complex of buildings predominantly in office and industrial uses and associated hardstanding, as well as residential and education uses. It is bounded by a gold course to the north and east, by sports facilities and buildings associated with the education uses to the south, and by agricultural land to the 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.

EPP.E3 Falconry Court



Site Address: Falconry Court, Bakers Lane, Epping, CM16 5BD

Settlement: Epping

Proposed Use: Employment

Size (Ha)

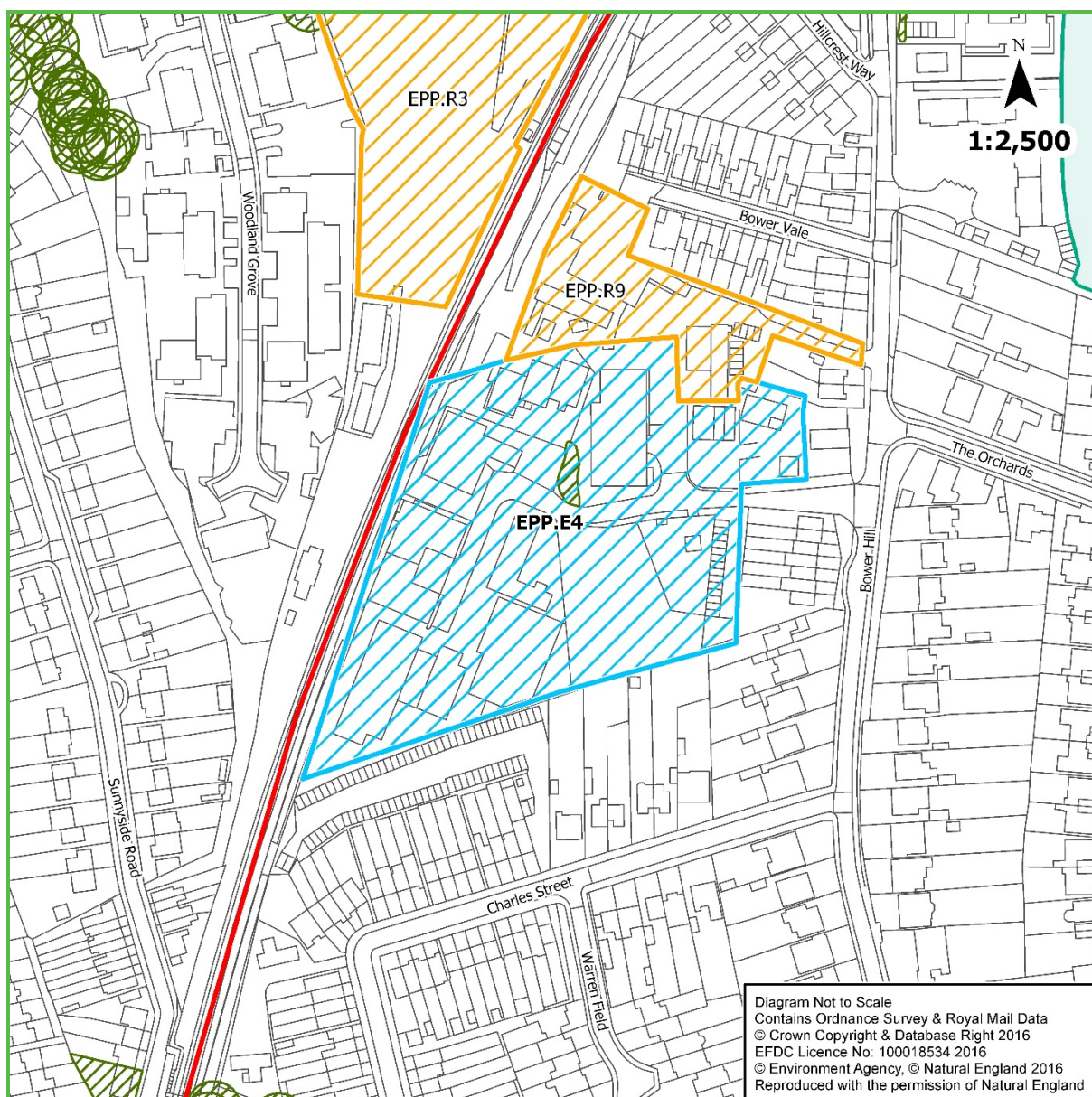
0.50

Site Description:

The site comprises buildings in office use and associated car parking. The site is surrounded by residential and retail development (including car parks).

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.

EPP.E4 Bower Hill Industrial Estate



Site Address: Bower Hill Industrial Estate, Epping, CM16 7BN

Settlement: Epping

Proposed Use: Employment

Size (Ha)

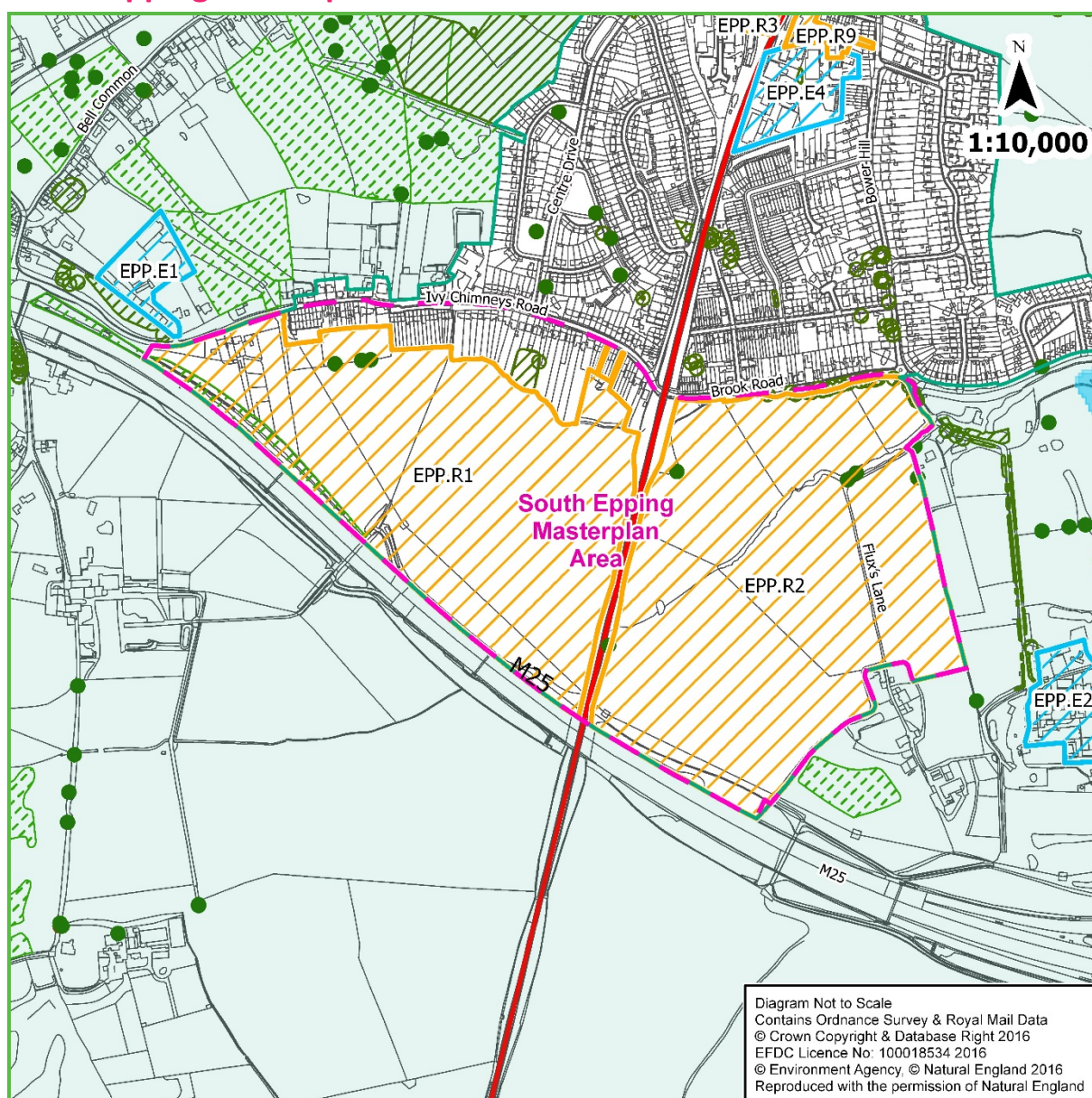
1.73

Site Description:

The site is an industrial estate predominantly with associated hardstanding and areas of scrubland. It is bounded by the London Underground Central Line to the west and by residential development to the north, east and 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.

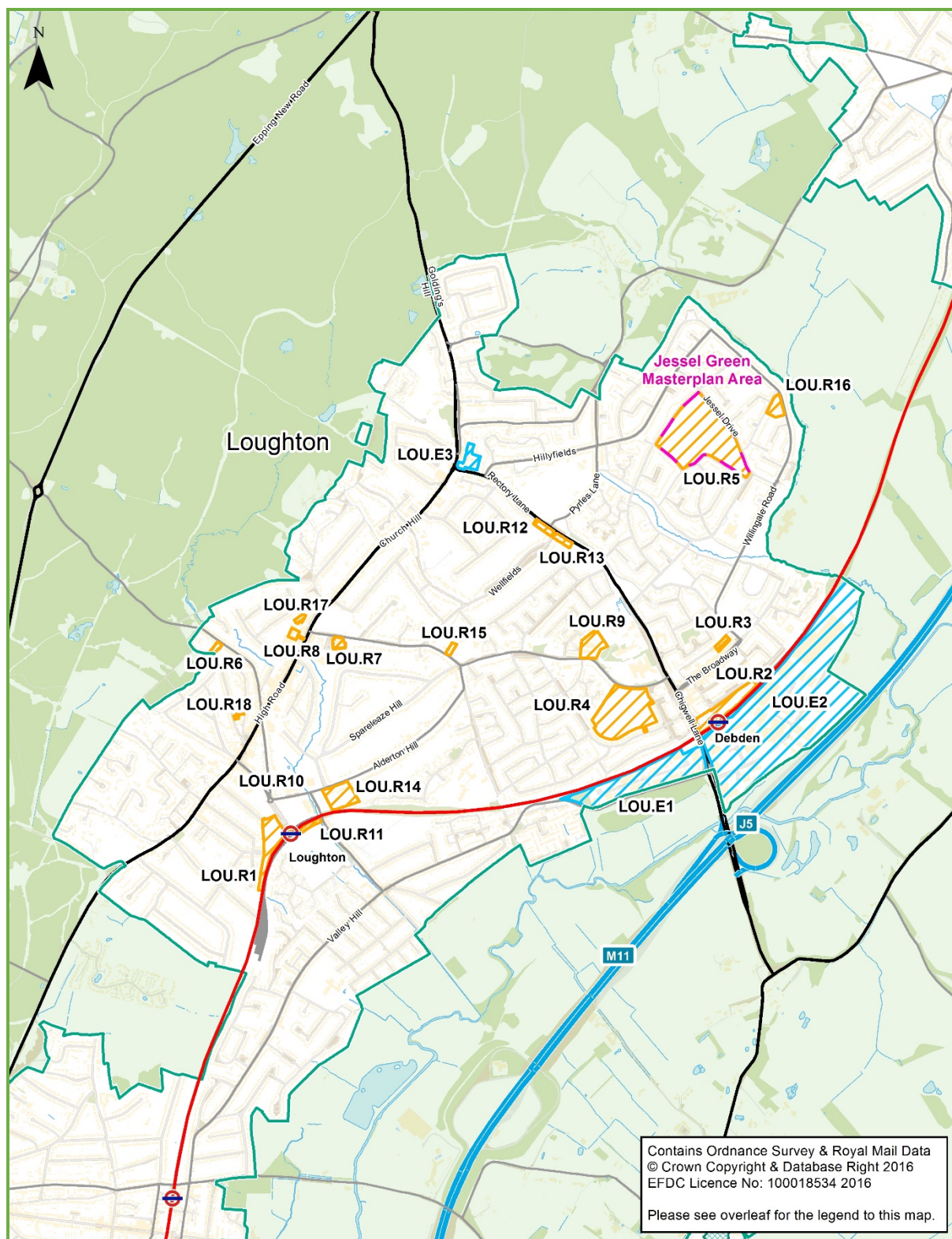
South Epping Masterplan





































Settlement: Epping		Proposed Use: Residential	
Masterplan Area (Ha)	48.92	Site Description: The Masterplan Area is predominantly agricultural land. It is bounded by the M25 to the south and west, Ivy Chimneys Road and Brook Road to the north, and greenfield land to the east.	
Indicative Development Area (Ha)	28.95		
Minimum Net Capacity (Dwellings)	950		
Site Allocations included in Masterplan:			
● EPP.R1 Land South of Epping - West		● EPP.R2 Land South of Epping - 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.

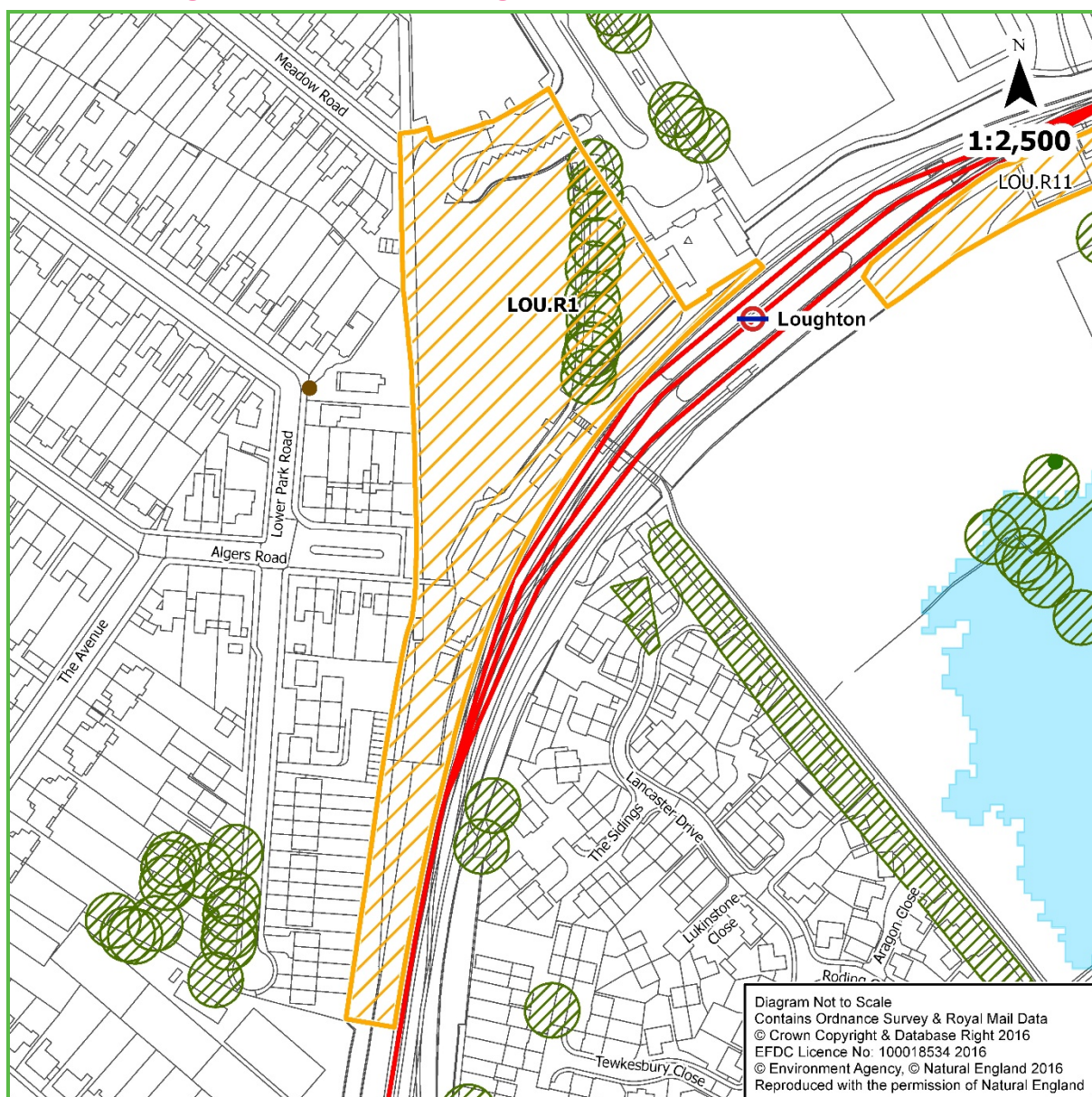
Loughton



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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	

LOU.R1 Loughton London Underground Car Park



Site Address: Station Road, Loughton, Essex, IG10 4NZ

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 1.62

Indicative Development Area (Ha) 1.62

Indicative Net Density (DpH) 114

Approximate Net Capacity (Dwellings) 165

Site Description:

The site contains a car park and London Underground operational buildings. It is bounded by the London Underground Central Line to the south and east, residential development to the west and a supermarket car park 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.

Epping Forest District Local Plan

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LOU.R1 Loughton London Underground Car Park

Development Requirements

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

Design

Development proposals should consider incorporating retail uses at the ground floor level in close proximity to the Loughton London Underground Station forecourt. If provided, 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 directly impact upon the locally listed Railway Signal Box and may impact upon the setting of the Grade II listed Loughton London Underground Station. The Council requires that development proposals retain the signal box and preserve its special architectural or historic interest. Proposals for new development which may affect the setting of Loughton London Underground Station and/or the locally listed signal box should sustain or enhance their significance. This may include appropriate layout and high quality design and 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 orienting built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.

The site includes an existing Public Right of Way that runs through the site north to south-west. Development proposals should seek to integrate the Public Right of Way within the development layout and maintain and where possible improve connectivity with the wider network. 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.

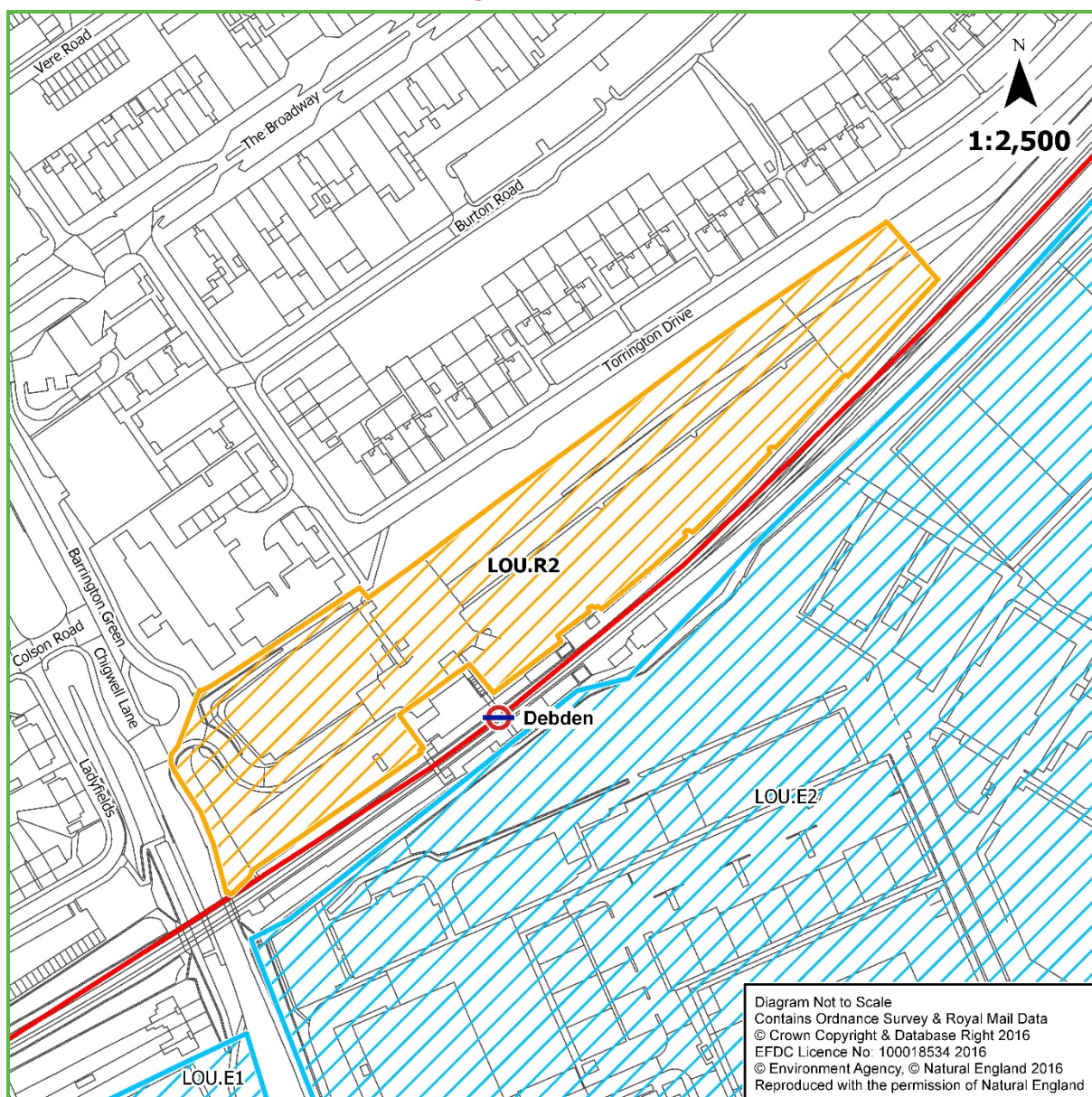
Infrastructure

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 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.

An area currently used as a bus stop, taxi rank and formal drop-off and pick-up location for London Underground customers is adjacent and to the north east of the allocation site. Development proposals must identify a coordinated solution to integrating these uses along with the retained London Underground car parking and new residential-led development. This should include the creation of a high quality public realm at the station forecourt area and improvements to pedestrian footpaths/walkways, which are designed to minimise conflict between different road users, cyclists and pedestrians.

LOU.R2 Debden London Underground Car Park



Site Address: Chigwell Lane, Loughton, Essex, IG10 3

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 1.66

Indicative Development Area (Ha) 1.66

Indicative Net Density (DpH) 129

Approximate Net Capacity (Dwellings) 192

Site Description:

The site is a car park. It is bounded by the London Underground Central Line to the south, Chigwell Lane to the west, Torrington Drive to the north and greenfield land/scrub 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.

LOU.R2 Debden London Underground 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 should consider incorporating B1a/b Use Class employment uses at ground floor level. The opportunity to complement these employment uses with retail at ground floor level in close proximity to the station forecourt should also be explored. If provided, any planning application should demonstrate how such employment and retail floorspace will be serviced.

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

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 orienting built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.

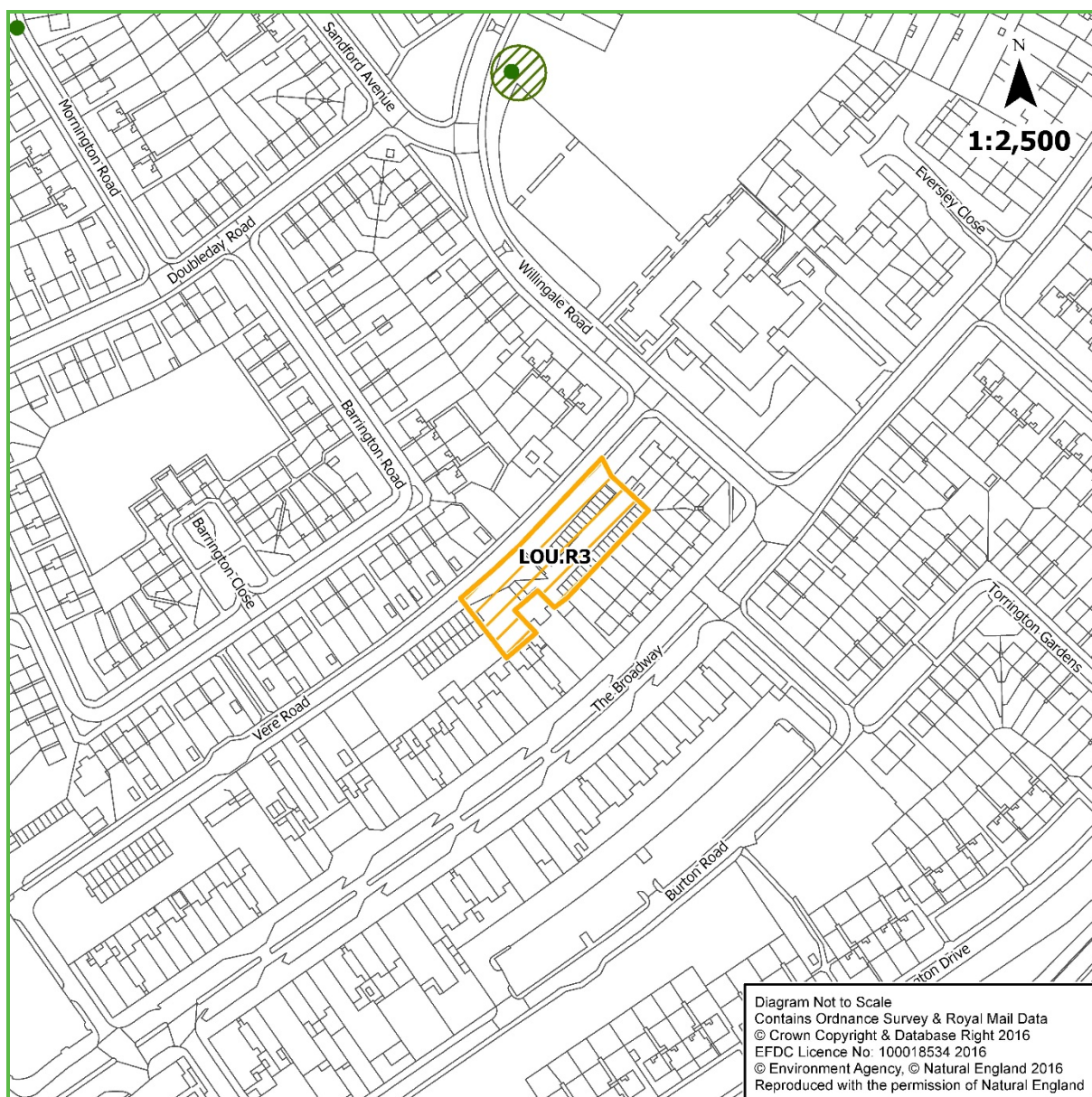
Infrastructure and mixed-use development

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 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.

Development proposals should incorporate new, high quality pedestrian and cycle linkages between Debden London Underground Station, Loughton Broadway Small District Centre and the Epping Forest Shopping Park at Langston Road.

LOU.R3 Land at Vere Road



Site Address: Vere Road, Loughton, Essex

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.18

Indicative Development Area (Ha) 0.09

Indicative Net Density (DpH) 101

Approximate Net Capacity (Dwellings) 9

Site Description:

The site is a car park. It is bounded by Vere Road to the north, residential development to the east and town centre uses to the 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.

LOU.R3 Land at Vere Road

Development Requirements

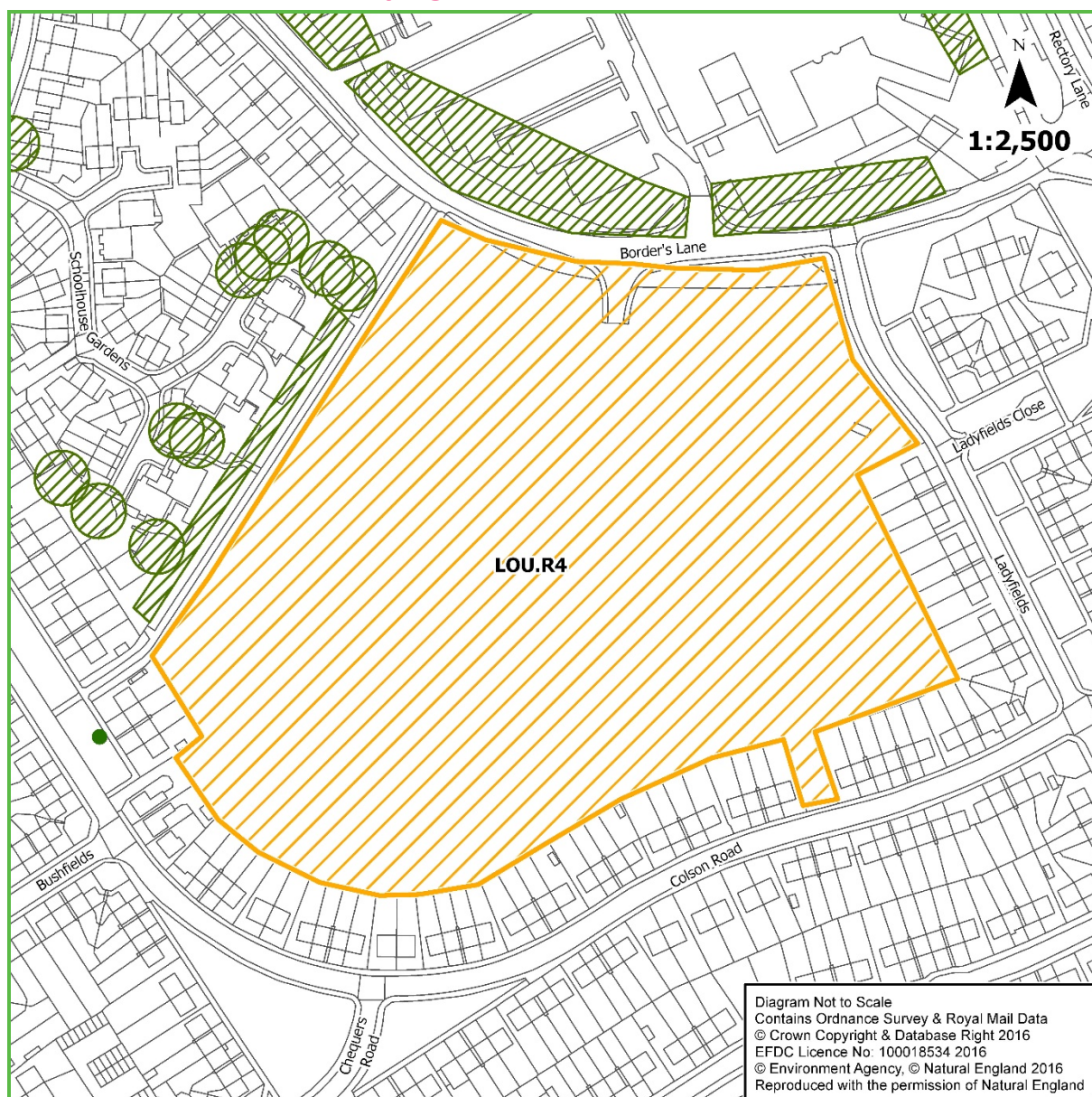
Ecology

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.

Infrastructure

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.

LOU.R4 Borders Lane Playing Fields



Site Address: The Field Site, Epping Forest College, Borders Lane, Loughton, IG10 3RZ

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 4.78

Indicative Development Area (Ha) 2.39

Indicative Net Density (DpH) 101

Approximate Net Capacity (Dwellings) 217

Site Description:

The site is private open space. It is bounded by Borders Lane to the north and residential development to the west, east and 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.

LOU.R4 Borders Lane Playing Fields

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 should focus residential development to the western half of the site to enable the eastern half to be used for the expansion of Epping Forest College and the provision of enhanced education, indoor sports, leisure, health & wellbeing facilities and new open space. This should include recreational facilities and open space which will be made accessible to the public.

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

Infrastructure

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.

Development proposals should incorporate new high quality pedestrian and cycle linkages which integrate the residential development with the new and existing Epping Forest College facilities and the wider area.

LOU.R6 Royal Oak Public House



Site Address: Forest Road, Loughton, IG10 1EG

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.14

Indicative Development Area (Ha) 0.14

Indicative Net Density (DpH) 72

Approximate Net Capacity (Dwellings) 10

Site Description:

The site is a former public house with associated garden and parking area. It is bounded by Forest Road to the north, Smart's Lane to the south, residential development to the west and The Victoria Tavern Public House 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.

LOU.R6 Royal Oak Public House

Development Requirements

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.

Development of this site may indirectly affect the adjacent Loughton Woods Local Wildlife Site and Epping Forest Deciduous Woodland/Wood Pasture and Parkland Priority Habitats, and nearby Epping-Amesbury Banks Ancient Woodland and Site of Special Scientific Interest. Development proposals should be subject to careful design and layout and, where appropriate, other mitigation measures to protect the identified ecological sites and habitats.

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

Design

Development proposals should protect and enhance the forest-edge character of the area and the amenity of nearby existing development. The design should take into consideration aspects including layout and extent, development form, levels, density, scale, massing, materials and in particular height in order to protect the amenity and outlook of neighbouring existing properties.

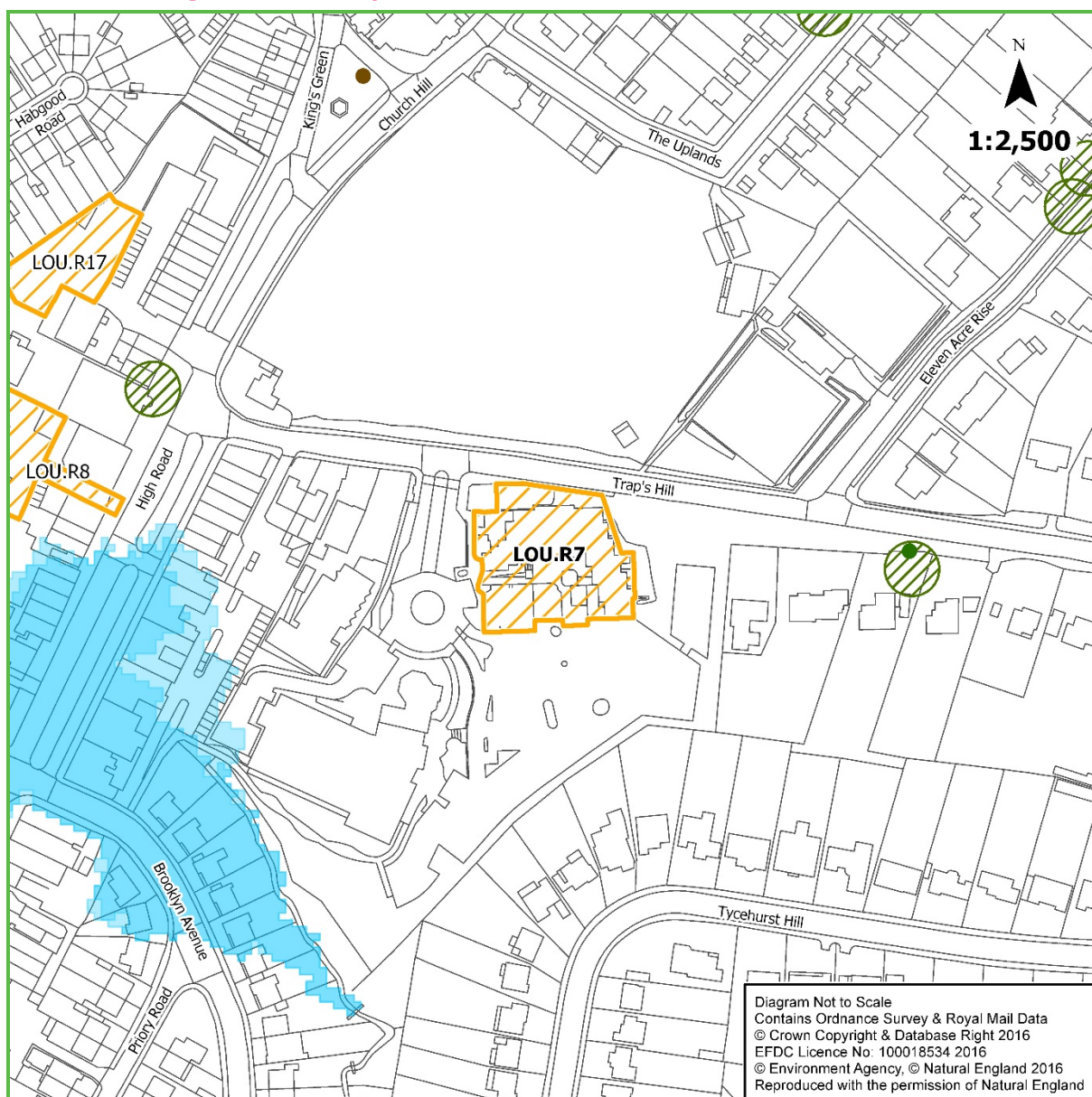
Heritage

Development of the site may directly impact upon the locally listed Royal Oak Public House. The Council requires development proposals to preserve the special architectural or historic interest of this building through its retention and sensitive conversion. New development to the rear of the site which may affect the setting of the building should sustain or enhance its significance, including the contribution made by its setting, including through a sympathetic and well-designed rear extension, appropriate layout and high quality design/materials.

On-site Constraints

The site includes an existing Public Right of Way on the eastern edge of the site. 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.

LOU.R7 Loughton Library



Site Address: Traps Hill, Loughton, Essex, IG10 1HD

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.26

Indicative Development Area (Ha) 0.26

Indicative Net Density (DpH) 81

Approximate Net Capacity (Dwellings) 20

Site Description:

The site is a library. It is bounded by Traps Hill to the north, the car park for Loughton Leisure Centre to the south, the access road serving the car park and St Edmund of Canterbury Catholic Church to the west, and residential development 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.

LOU.R7 Loughton Library

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.

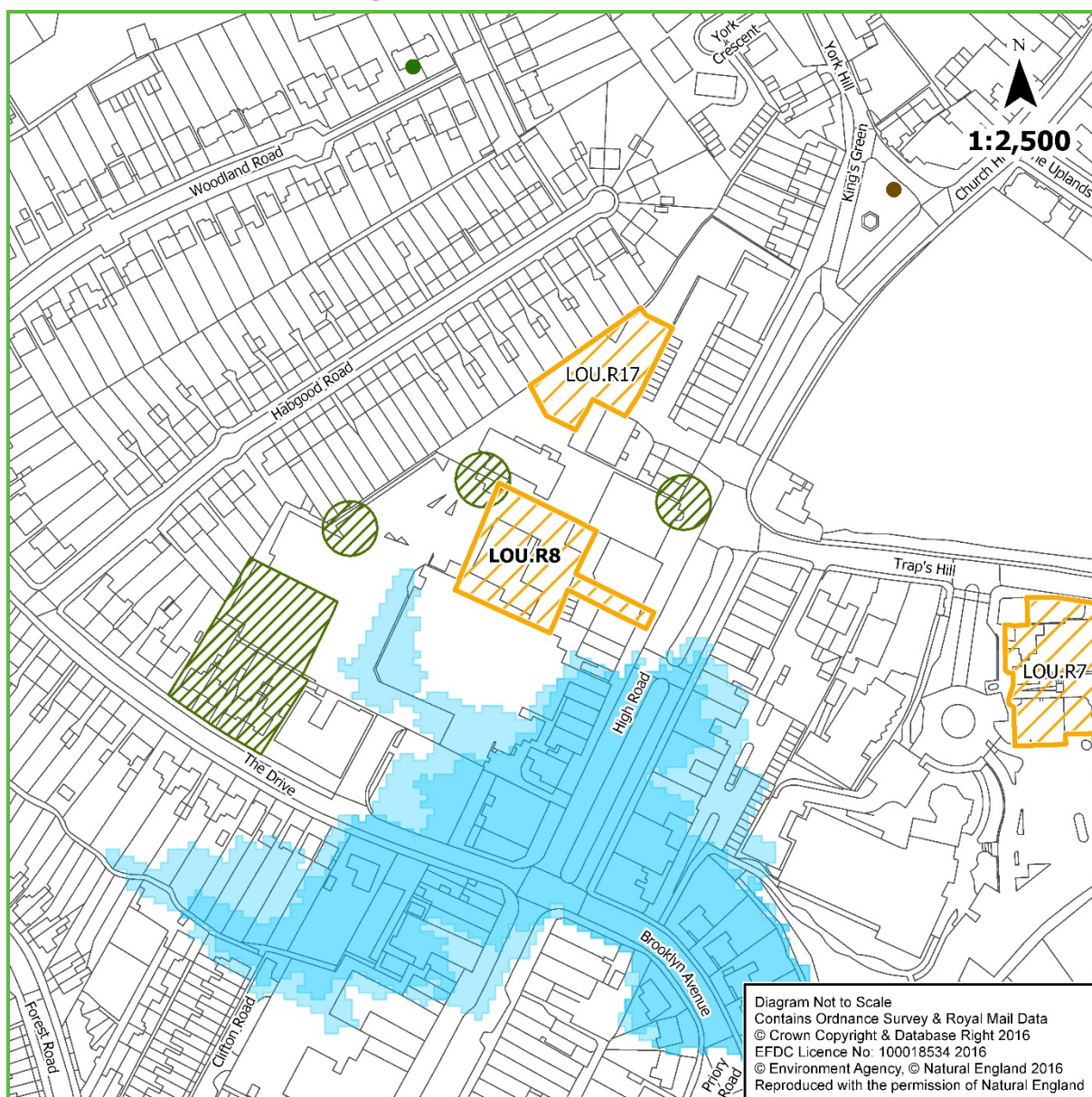
Design

Development proposals must incorporate on-site replacement of the existing library at ground floor level. They should also incorporate suitable accommodation for Loughton Town Council.

Infrastructure

This site is identified as being within Loughton Town Centre which is considered a sustainable location with good public transport accessibility. 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.

LOU.R8 Land West of High Road



Site Address: Car Park, west of High Road, Loughton, Essex

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.18

Indicative Development Area (Ha) 0.18

Indicative Net Density (DpH) 162

Approximate Net Capacity (Dwellings) 29

Site Description:

The site contains a former Post Office depot. It is bounded by residential development to the north, car park to the east, a supermarket to the south and High Road to the 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.

LOU.R8 Land West of High Road

Development Requirements

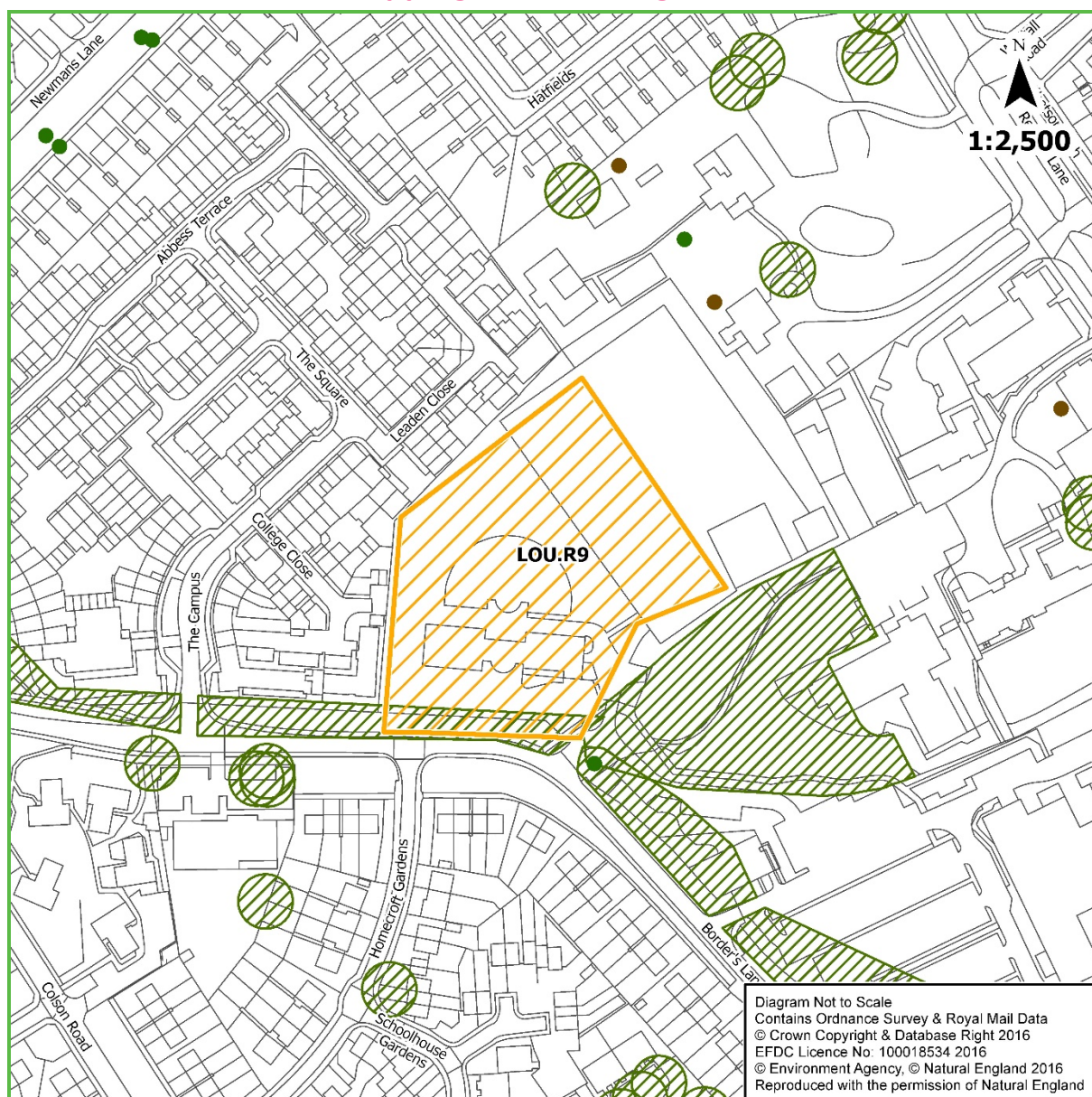
Ecology

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.

Infrastructure

This site is identified as being within Loughton Town Centre which is considered a sustainable location with good public transport accessibility. 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.

LOU.R9 Land at Former Epping Forest College



Site Address: Old Epping Forest College Site, Borders Lane, Loughton, Essex

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 1.02

Indicative Development Area (Ha) 1.02

Indicative Net Density (DpH) 122

Approximate Net Capacity (Dwellings) 111

Site Description:

The site is a former college. It is bounded to the east and north by residential development, Borders Lane to the south and Epping Forest College 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.

LOU.R9 Land at Former Epping Forest College

Development Requirements

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

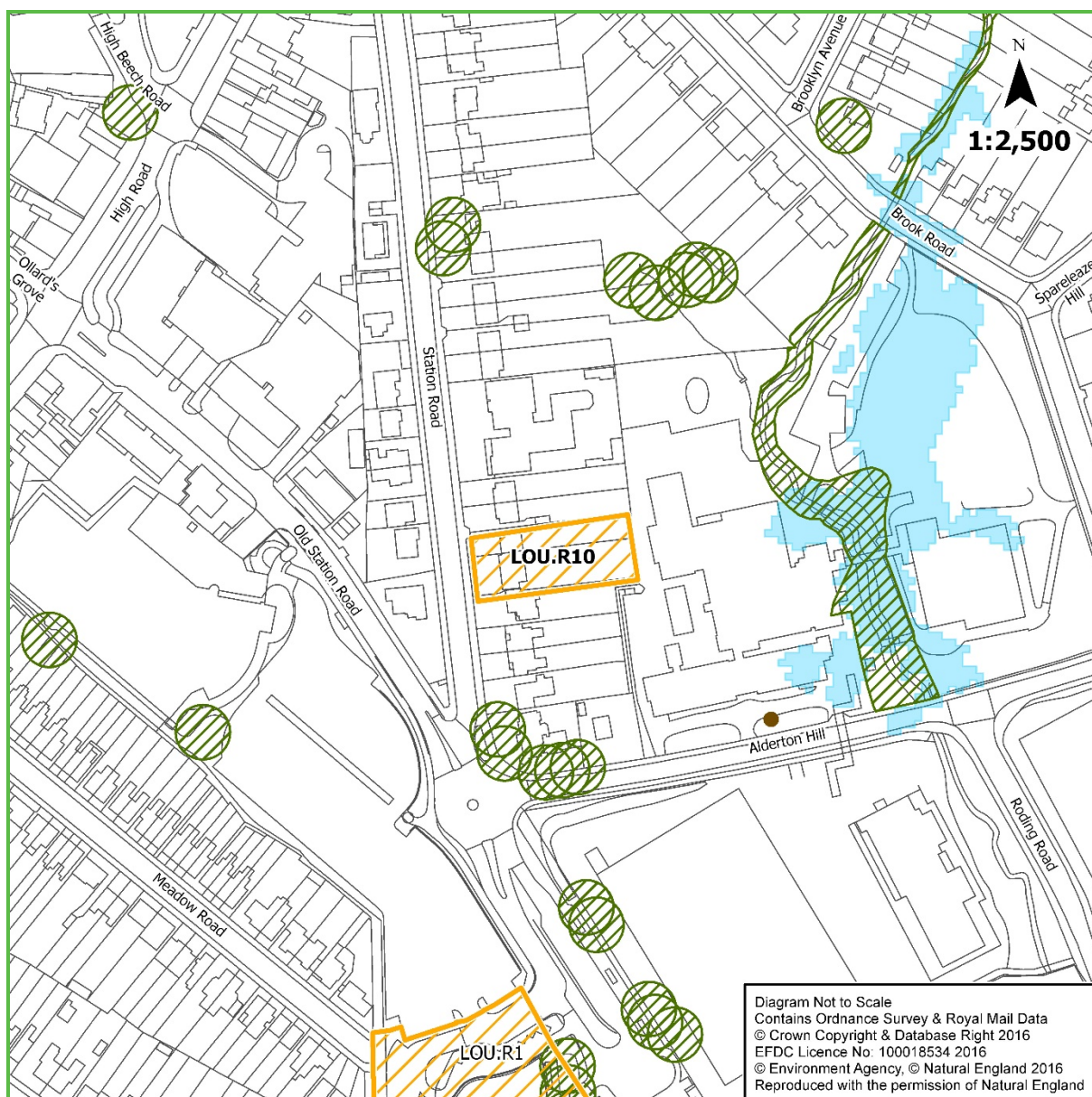
Heritage

Development of the site may impact upon the setting of the Grade II listed Corbett Theatre, Hatfields, Loughton Hall, The Church of St Nicholas, Listed Wall and a tomb within St Nicholas's Churchyard. Development proposals which affect the setting of these heritage assets should sustain or enhance the significance of them including the contribution made by their setting. Development proposals should preserve the special architectural or historic interest of these buildings and their settings, including through appropriate layout and high quality design/materials.

On-site Constraints

The site includes an existing Public Right of Way, which connects Borders Lane with Rectory Lane. 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.

LOU.R10 Land at Station Road



Site Address: 46 - 48 Station Road, Loughton, Essex, IG10 4NX

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.14

Indicative Development Area (Ha) 0.14

Indicative Net Density (DpH) 101

Approximate Net Capacity (Dwellings) 12

Site Description:

The site contains two residential dwellings and associated gardens. It is bounded by Station Road to the west, residential development to the north and south, and Roding Valley High School 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.

LOU.R10 Land at Station Road

Development Requirements

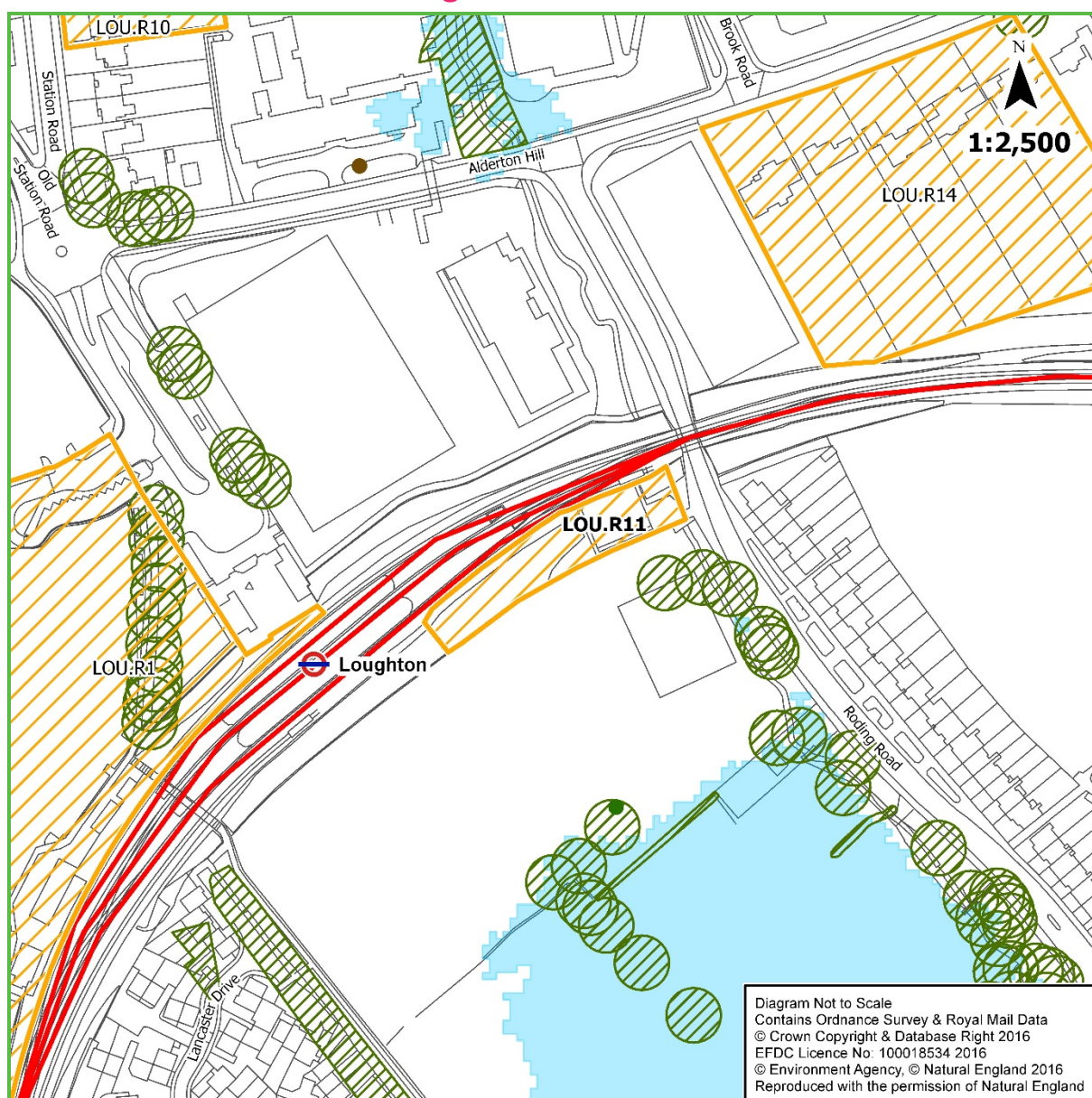
Ecology

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.

Infrastructure

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.

LOU.R11 Land West of Roding Road



Site Address: Former Electricity Substation, Roding Road, Loughton, Essex, IG10 3ED

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.19

Indicative Development Area (Ha) 0.19

Indicative Net Density (DpH) 51

Approximate Net Capacity (Dwellings) 9

Site Description:

The site is a former electricity substation with associated greenfield land. It is bounded by the London Underground Central Line to the north, Roding Road to the east and greenfield land to west and 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.

LOU.R11 Land West of Roding 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.

Heritage

Development of the site may directly impact upon the locally listed Electricity Sub-station Transformer. 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 to the rear of this building which may affect its setting should sustain or enhance its significance, including the contribution made by its setting, through appropriate layout and high quality design/materials. Development proposals should not include new additions to the front of the site which may obscure views of this Locally Listed Building from Roding Road.

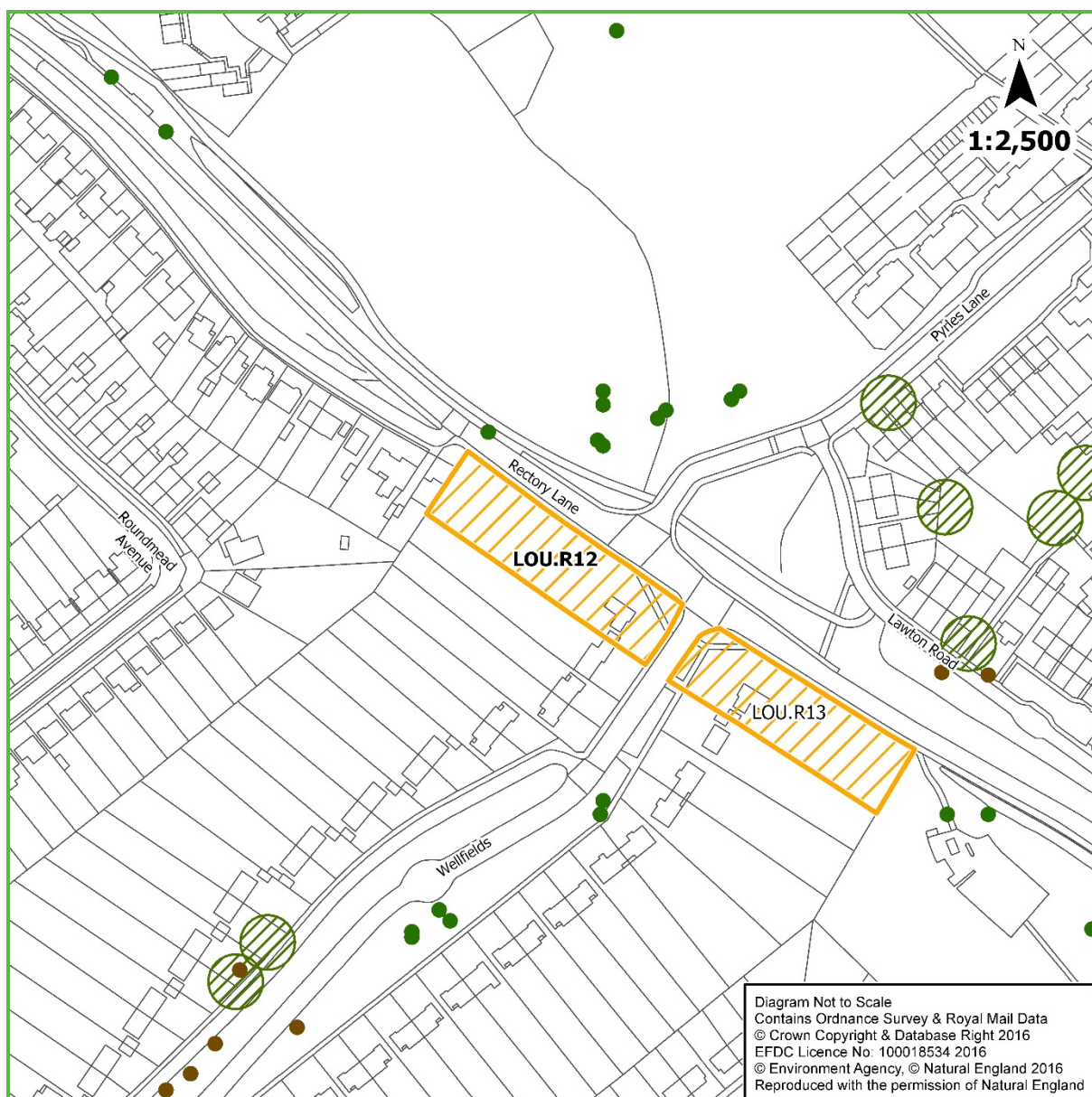
On-site Constraints

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

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.

LOU.R12 Land at 63 Wellfields



Site Address: 63 Wellfields, Loughton, Essex, IG10 1PA

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.26

Indicative Development Area (Ha) 0.26

Indicative Net Density (DpH) 45

Approximate Net Capacity (Dwellings) 10

Site Description:

The site is a GP surgery and associated car park. It is bounded by Rectory Land to the north, Wellfields to the east and residential development to the west and 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.

LOU.R12 Land at 63 Wellfields

Development Requirements

Ecology

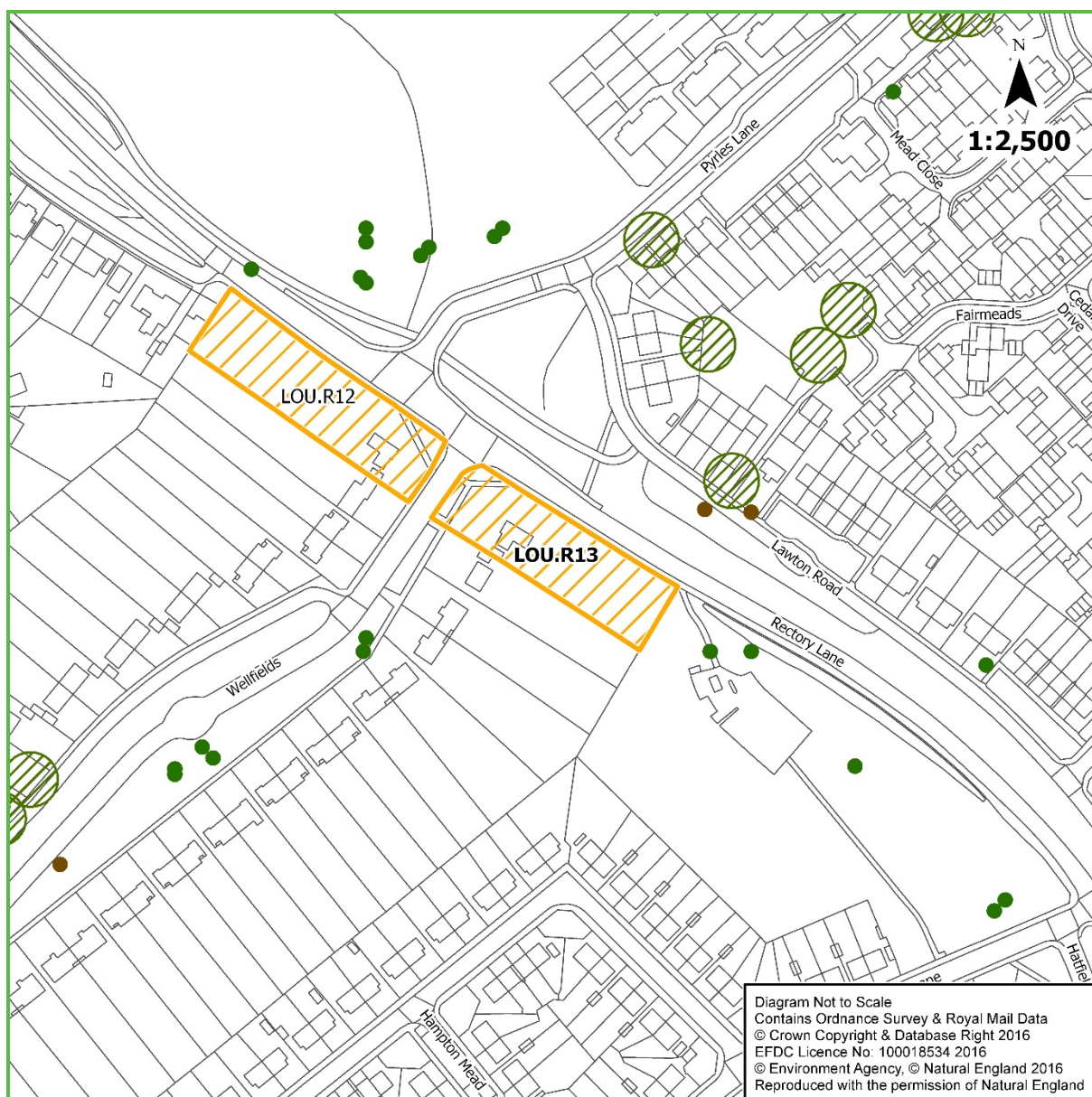
Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Design

Development proposals should incorporate on-site replacement of the GP practice.

The prominent corner location of this site means that development is likely to impact upon the character of the settlement. Development proposals should protect or enhance the character of the area and/or the amenity of nearby existing development. The design should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials.

LOU.R13 Land at 70 Wellfields



Site Address: 70 Wellfields, Loughton, IG10 1NY

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.23

Indicative Development Area (Ha) 0.23

Indicative Net Density (DpH) 34

Approximate Net Capacity (Dwellings) 6

Site Description:

The site contains a dental practice and a residential dwelling. It is bounded by Rectory Land to the west, Wellfields to the north and residential development to the east and 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.

LOU.R13 Land at 70 Wellfields

Development Requirements

Ecology

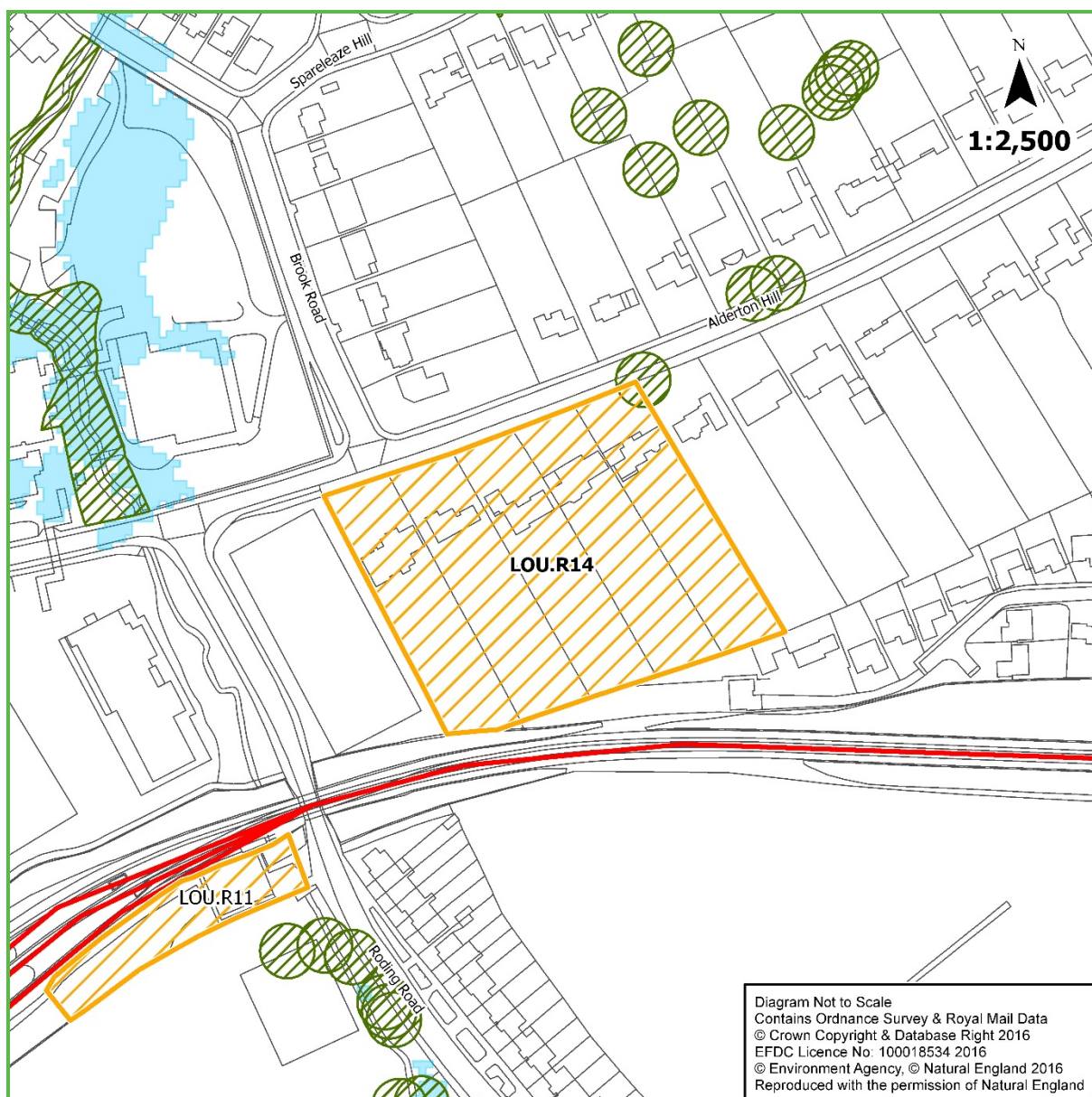
Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Design

Development proposals should incorporate on-site replacement of the dental practice.

The prominent corner location of this site means that development is likely to upon the character of the settlement. Development proposals should protect or enhance the character of the area and/or the amenity of nearby existing development. The design should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials.

LOU.R14 Land at Alderton Hill



Site Address: 13 Alderton Hill, Loughton, Essex, IG10 3JD

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 1.28

Indicative Development Area (Ha) 1.28

Indicative Net Density (DpH) 34

Approximate Net Capacity (Dwellings) 33

Site Description:

The site comprises five residential dwellings. It is bounded by Alderton Hill to the north, residential development to the east and west, and the London Underground Central Line 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.

LOU.R14 Land at Alderton Hill

Development Requirements

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 is a tree adjacent to the site which is protected by a Tree Preservation Order. The protected tree should be incorporated into the development proposals to avoid loss, or damage to it.

Design

The design of development proposals should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials to avoid detrimental impacts on the amenity of existing neighbouring properties.

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

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.

LOU.R15 Land at Traps Hill



Site Address: 60 Traps Hill, Loughton, Essex, IG10 1TD

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.14

Indicative Development Area (Ha) 0.14

Indicative Net Density (DpH) 59

Approximate Net Capacity (Dwellings) 6

Site Description:

The site comprises a residential dwelling. It is bounded by residential development to the west, Oak View School to the north and east and by Sparelease Hill 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.

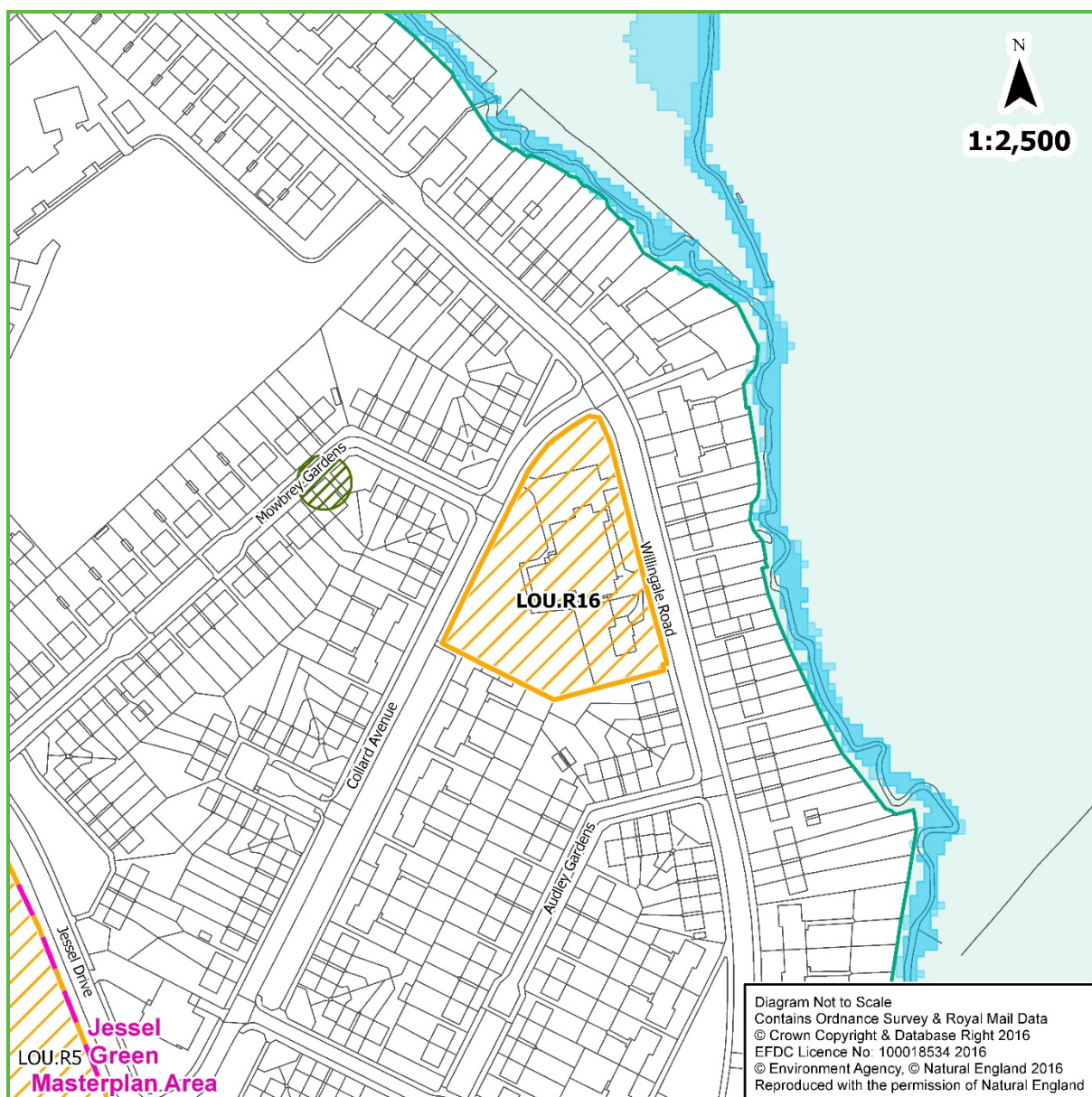
LOU.R15 Land at Traps Hill

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.

LOU.R16 St Thomas More RC Church



Site Address: St Thomas More RC Church and Presbytery, 106 Willingale Road, Loughton, Essex, IG10 2DA

Settlement: Loughton		Proposed Use: Residential
Size (Ha)	0.50	Site Description: The site contains a church with associated car park and garden. It is bounded by Willingale Road to the north and east, Collard Avenue to the west and residential development to the south.
Indicative Development Area (Ha)	0.50	
Indicative Net Density (DpH)	36	
Approximate Net Capacity (Dwellings)	18	

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.

LOU.R16 St Thomas More RC Church

Development Requirements

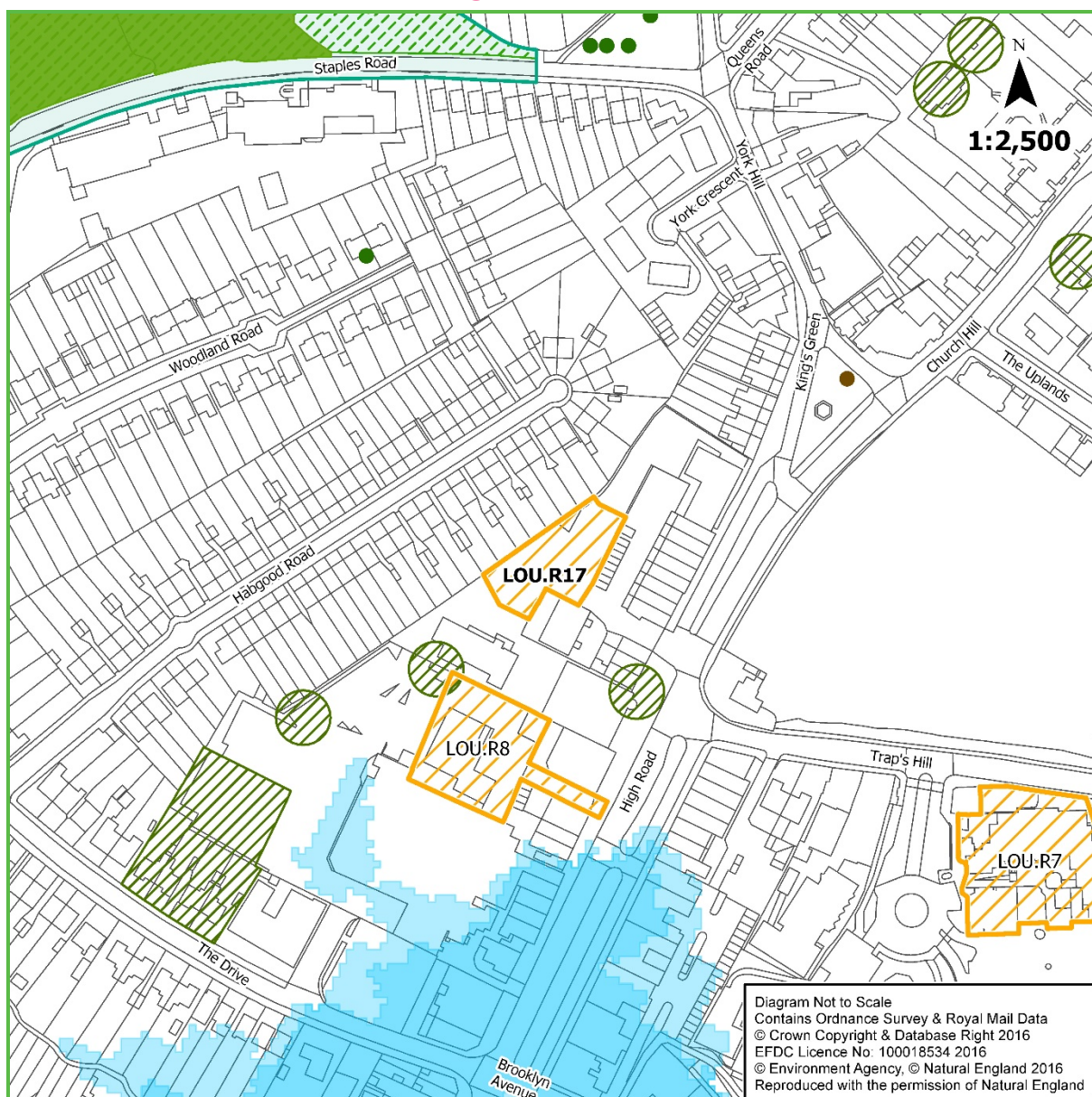
Ecology

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 should incorporate on-site replacement of the existing D2 Use Class community use.

LOU.R17 Land to the rear of High Road



Site Address: 268-278 High Road, Loughton, Essex, IG10 4BG

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.11

Indicative Development Area (Ha) N/A

Indicative Net Density (DpH) N/A

Net Capacity (Dwellings) 12

Site Description:

The site is hardstanding. It is bounded 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.

LOU.R17 Land to the rear of High 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.

Infrastructure

This site is identified as being within Loughton Town Centre which is considered a sustainable location with good public transport accessibility. 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.

LOU.R18 Land at High Beech Road



Site Address: 9-11 High Beech Road, Loughton, Essex, IG10 4BN

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.06

Indicative Development Area (Ha) N/A

Indicative Net Density (DpH) N/A

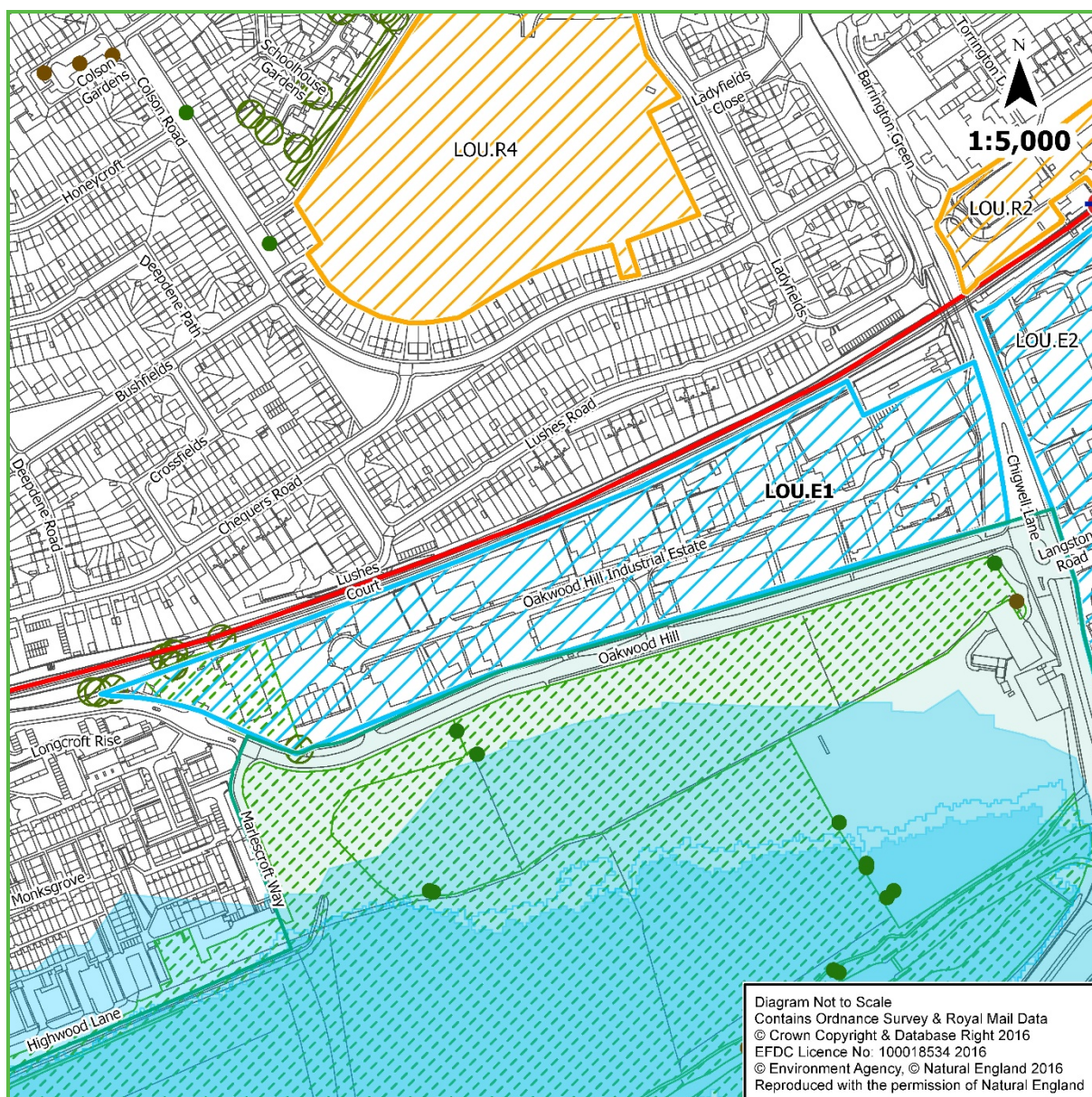
Net Capacity (Dwellings) 8

Site Description:

The site is offices and associated car parking. It is bounded by High Beech Road to the west and residential development to the north, east and south. Planning permission (ref EPF/0719/17) was granted for eight units on 5 June 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.

LOU.E1 Oakwood Hill Industrial Estate



Site Address: Oakwood Hill, Loughton, IG10 3DQ

Settlement: Loughton

Proposed Use: Employment

Size (Ha)

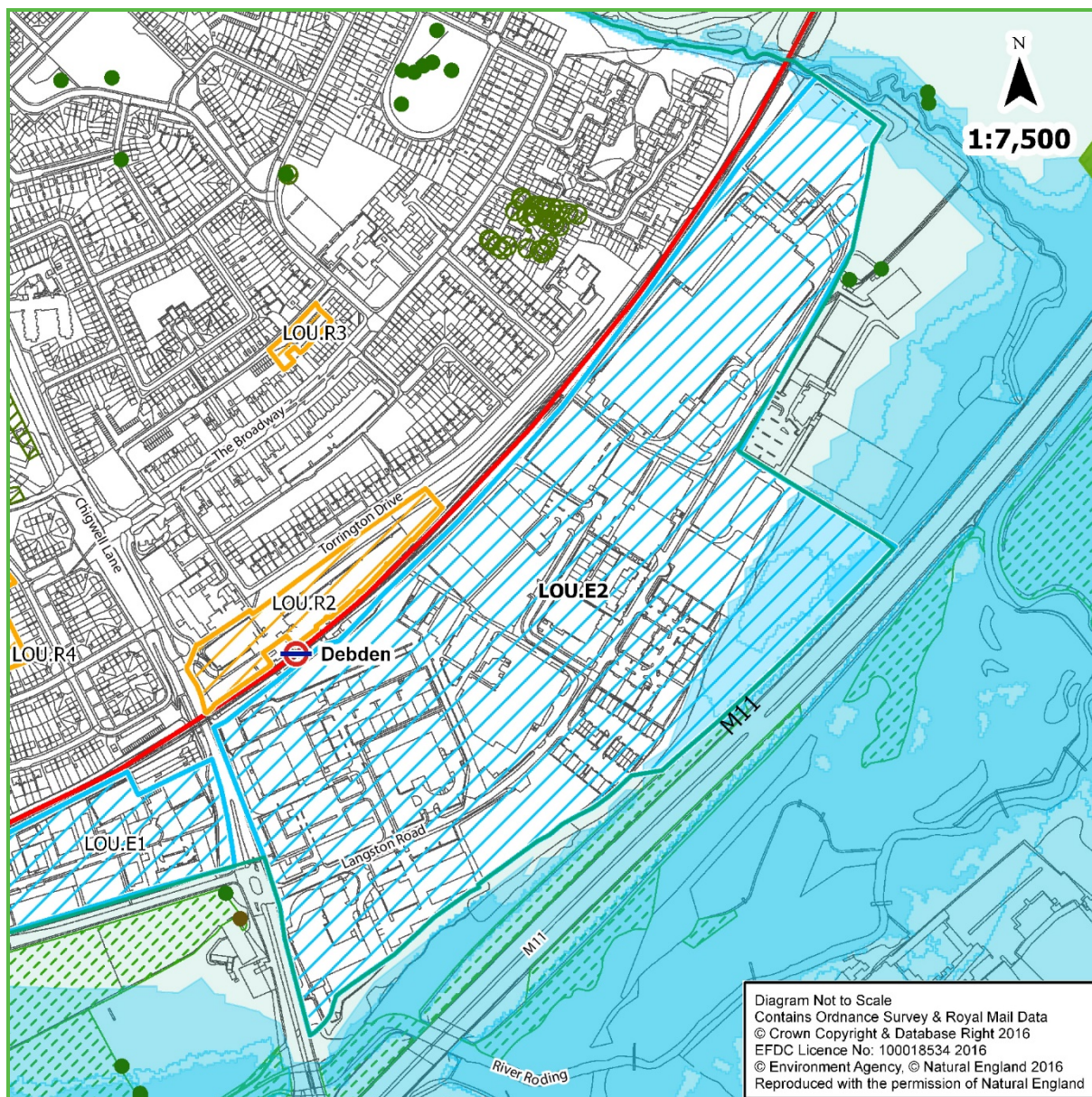
6.10

Site Description:

The site is an industrial estate comprising office and employment uses, also containing leisure uses. It is bounded by the London Underground Central Line to the north, Chigwell Lane (A1168) to the east, Oakwood Hill to the south and residential development to the 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.

LOU.E2 Langston Road Industrial Estate



Site Address: Langston Road Industrial Estate, Loughton, IG10 3DQ

Settlement: Loughton		Proposed Use: Employment	B Use Class: B2
Size (Ha)	30.6	Site Description: The site comprises two parts: a mix of office, industrial and retail uses; and greenfield land in the south east corner for the expansion of the industrial estate. It is bounded by the M11 to the south, Chigwell Lane (A1168) to the west, greenfield land and woodland to the east and London Underground Central Line to the north.	
Indicative Development Area (Ha)	1		
Indicative Plot Ratio	0.4		
Approximate Net Employment Floorspace (sqm)	4,000		

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.

LOU.E2 Langston Road Industrial Estate

Development Requirements

In accordance with Policy P 2, development proposals which relate to the south-east of the employment allocation identified for expansion, should comply with the following development requirements.

Design

Development proposals for the expansion of the existing employment site should be located on the south eastern part of the site which lies adjacent to the M11 motorway. It is anticipated that up to one hectare of employment land will come forward during the Plan period.

Ecology

Development of this site is likely to directly affect a Priority Habitat and may indirectly affect adjacent Deciduous Woodland. Development proposals should be subject to careful design and layout to avoid the loss of the Priority Habitat and should identify opportunities to provide compensatory BAP habitat within the site, if required. Where adverse impacts of development proposals on the Priority Habitat and Deciduous Woodland are unavoidable, they should be addressed in accordance with the requirements of Policy DM 1.

On-site Constraints

The site is identified as being at risk of noise and air quality impacts due to its proximity to the M11 motorway. Development proposals should mitigate noise and air quality 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.

Infrastructure

A new vehicular access will need to be created for entry to and exit from the site. This must be provided from Langston Road, through third party land in between existing development to the north west of the site. Access from Chigwell Lane would not provide a safe access point.

LOU.E3 Buckingham Court



Site Address: Rectory Lane, Loughton, IG10 2QZ

Settlement: Loughton

Proposed Use: Employment

Size (Ha)

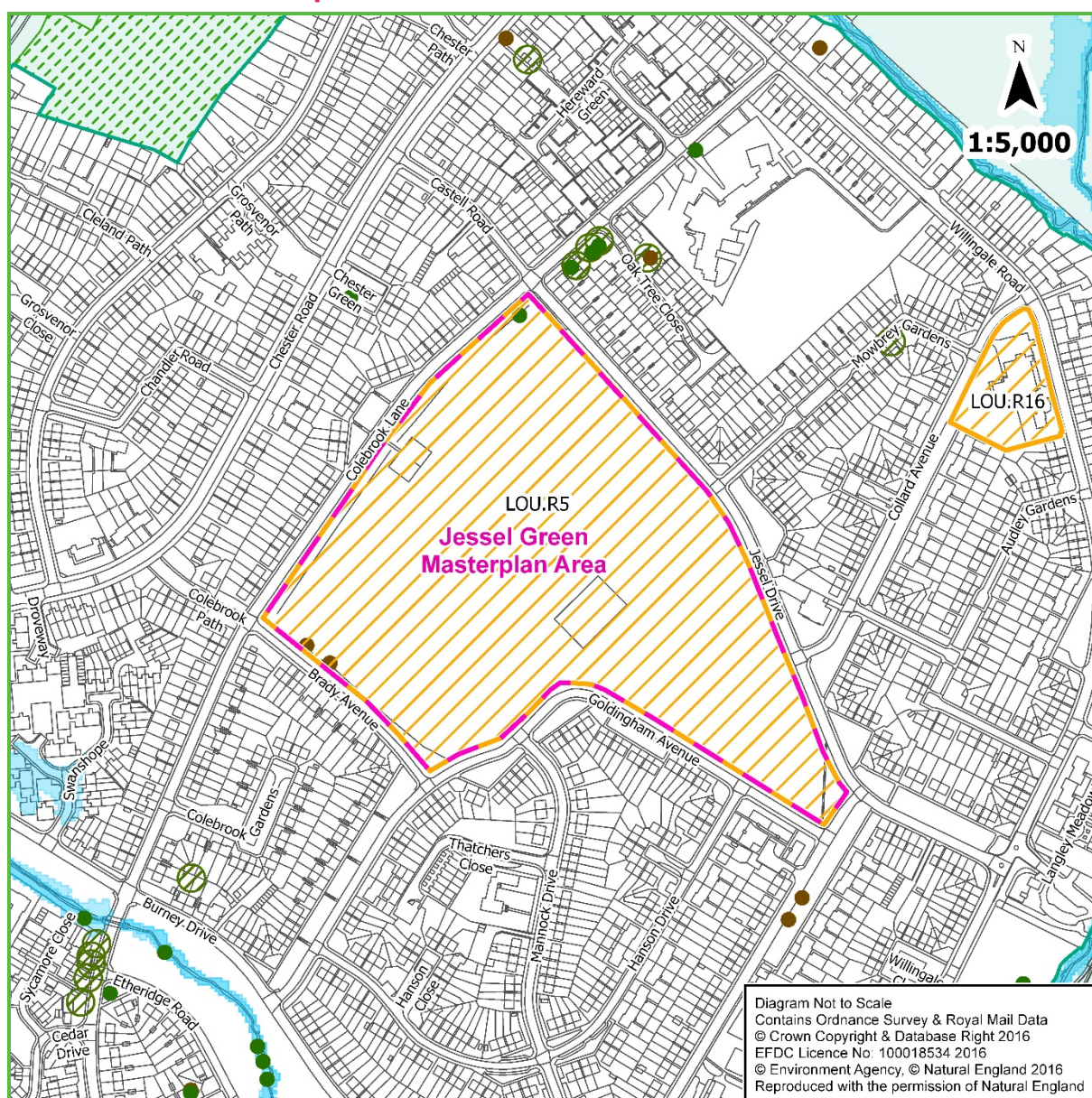
0.62

Site Description:

The site comprises office and industrial uses. It is bounded by Lower Road/Golding's Hill to the west, Rectory Lane to the south and residential development to the north 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.

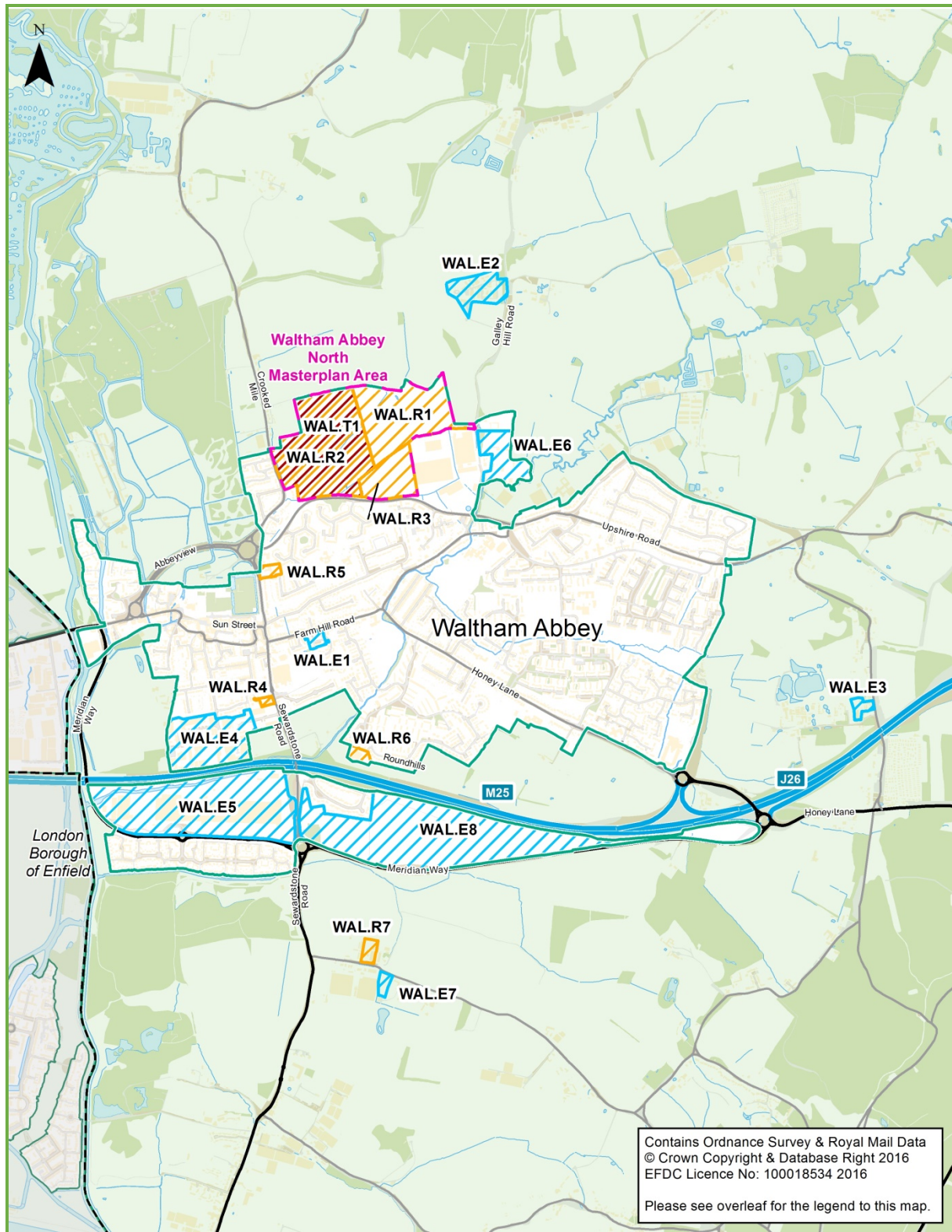
Jessel Green Masterplan





































Settlement: Loughton		Proposed Use: Residential
Masterplan Area (Ha)	8.03	Site Description: The site is public open space. It is bounded by Colebrook Lane to the east, Jessel Drive to the north and west and Brady Avenue and Goldingham Avenue to the south.
Indicative Development Area (Ha)	4.02	
Minimum Net Capacity (Dwellings)	154	
Site Allocations included in Masterplan: LOU.R5 Land at Jessel Green		

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.

Waltham Abbey



Legend

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

WAL.R4 Fire Station at Sewardstone Road



Site Address: Sewardstone Road, Waltham Abbey, Essex, EN9 1PA

Settlement: Waltham Abbey

Proposed Use: Residential

Size (Ha) 0.24

Indicative Development Area (Ha) 0.24

Indicative Net Density (DpH) 68

Approximate Net Capacity (Dwellings) 16

Site Description:

The site is a fire station. It is bounded by residential development to the north and west, Sewardstone Road to the east and a car park associated with a retail development 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.

WAL.R4 Fire Station at Sewardstone Road

Development Requirements

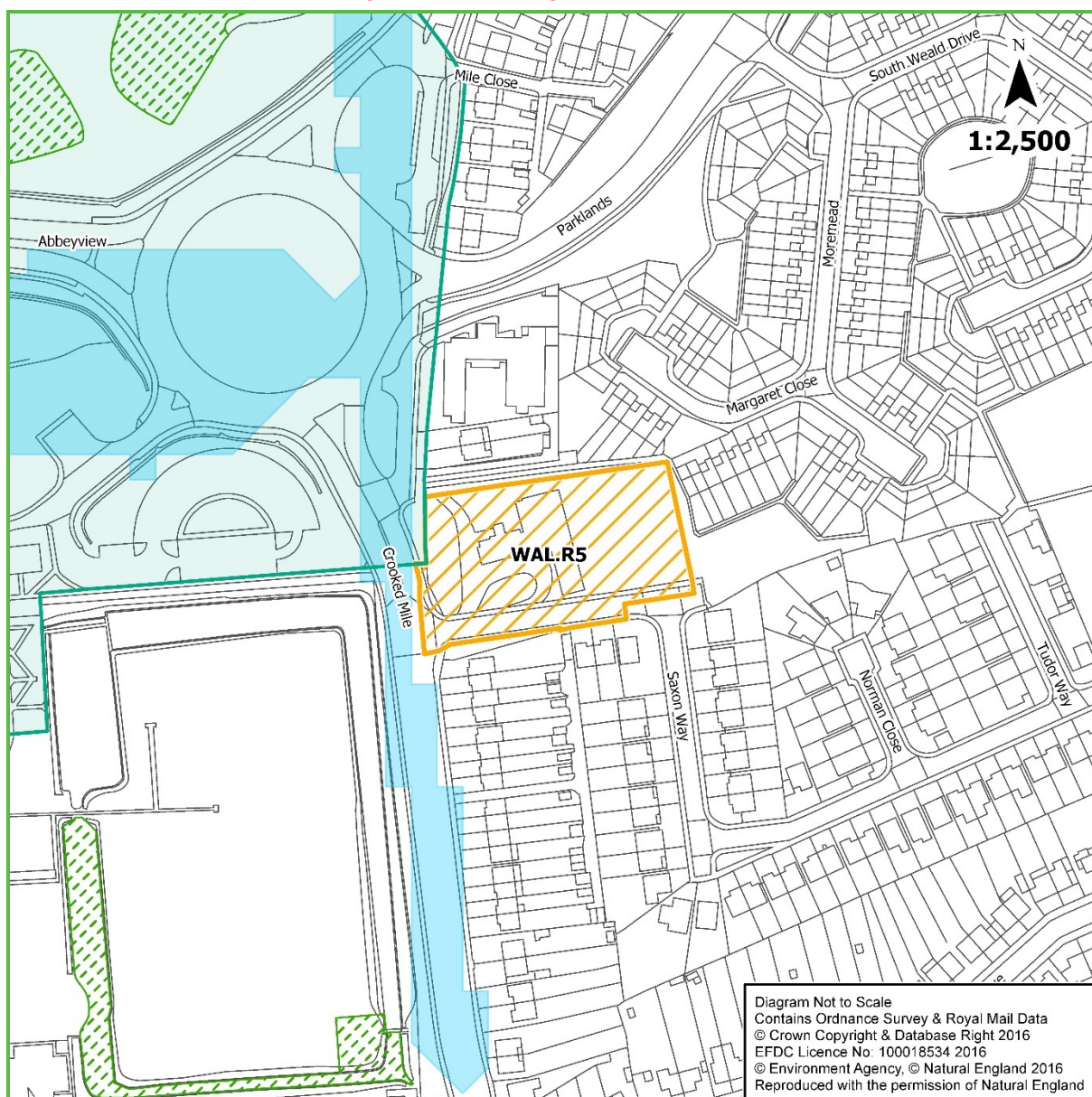
Ecology

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.

On-site Constraints

Vehicular access to the site should be limited to the existing access from King George Road. Development proposals should consider the need to upgrade this existing access in order to ensure a safe access point which has sufficient capacity for the development it serves.

WAL.R5 Waltham Abbey Community Centre



Site Address: Saxon Way, Waltham Abbey, Essex

Settlement: Waltham Abbey

Proposed Use: Residential

Size (Ha) 0.51

Indicative Development Area (Ha) 0.41

Indicative Net Density (DpH) 129

Approximate Net Capacity (Dwellings) 67

Site Description:

The site is a community centre. It is bounded by Saxon Way to the west and residential development to the north, east and 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.

WAL.R5 Waltham Abbey Community Centre

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 a nearby 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).

Design

Development proposals should incorporate on-site community centre provision at ground floor level.

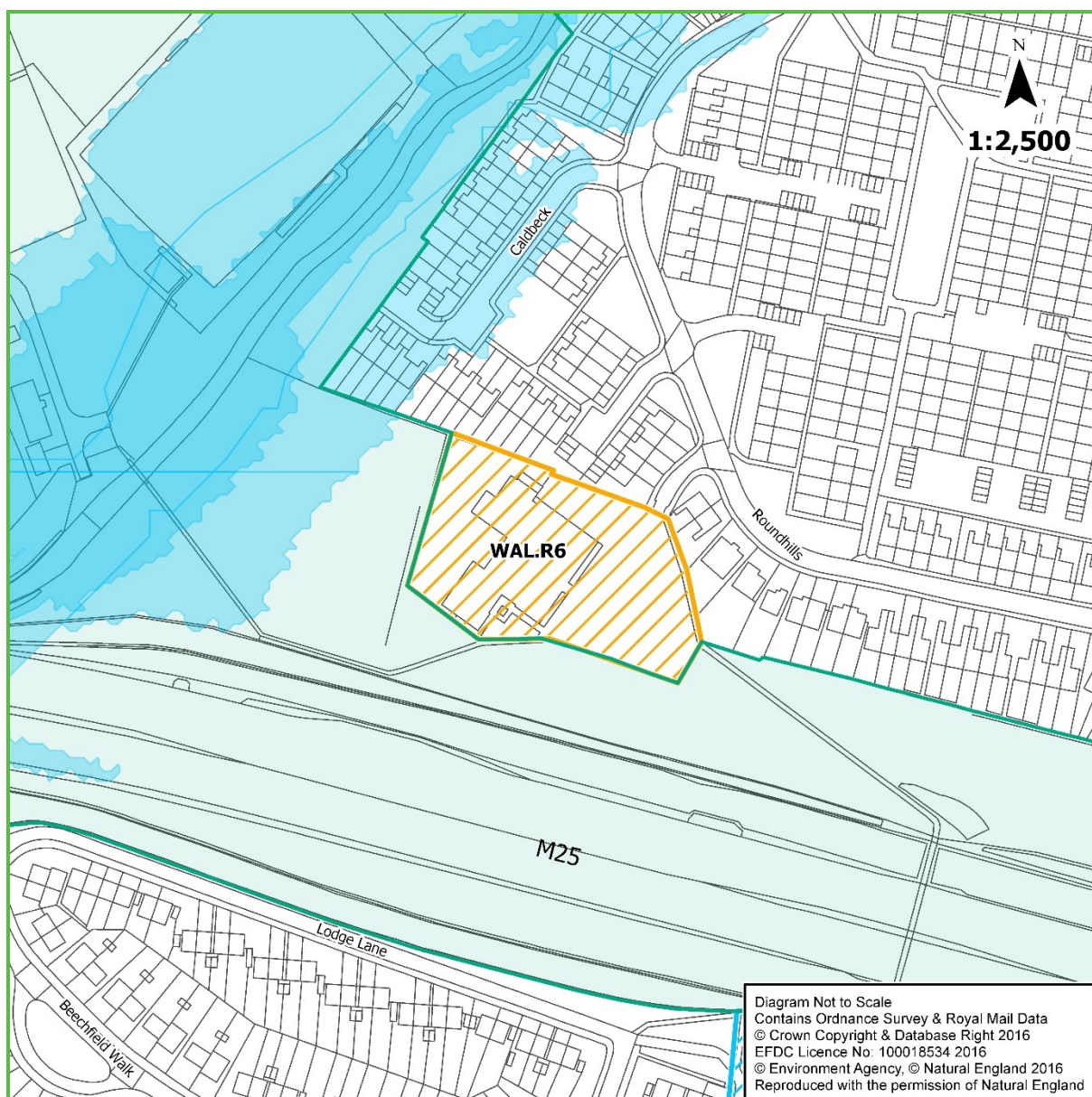
Heritage

This site is adjacent to the Waltham Abbey Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials, in order to mitigate impacts.

Infrastructure

Development proposals should incorporate the re-provision of the existing number of car parking spaces for users of the community 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.

WAL.R6 Land at Roundhills



Site Address: Waltham Abbey Swimming Pool, Roundhills, EN9 1UP

Settlement: Waltham Abbey

Proposed Use: Residential

Size (Ha) 0.60

Indicative Development Area (Ha) 0.60

Indicative Net Density (DpH) 45

Approximate Net Capacity (Dwellings) 27

Site Description:

The site is a swimming pool and associated car park. It is bounded by the M25 to the south, residential development to the north and east and open land to the 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.

WAL.R6 Land at Roundhills

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.

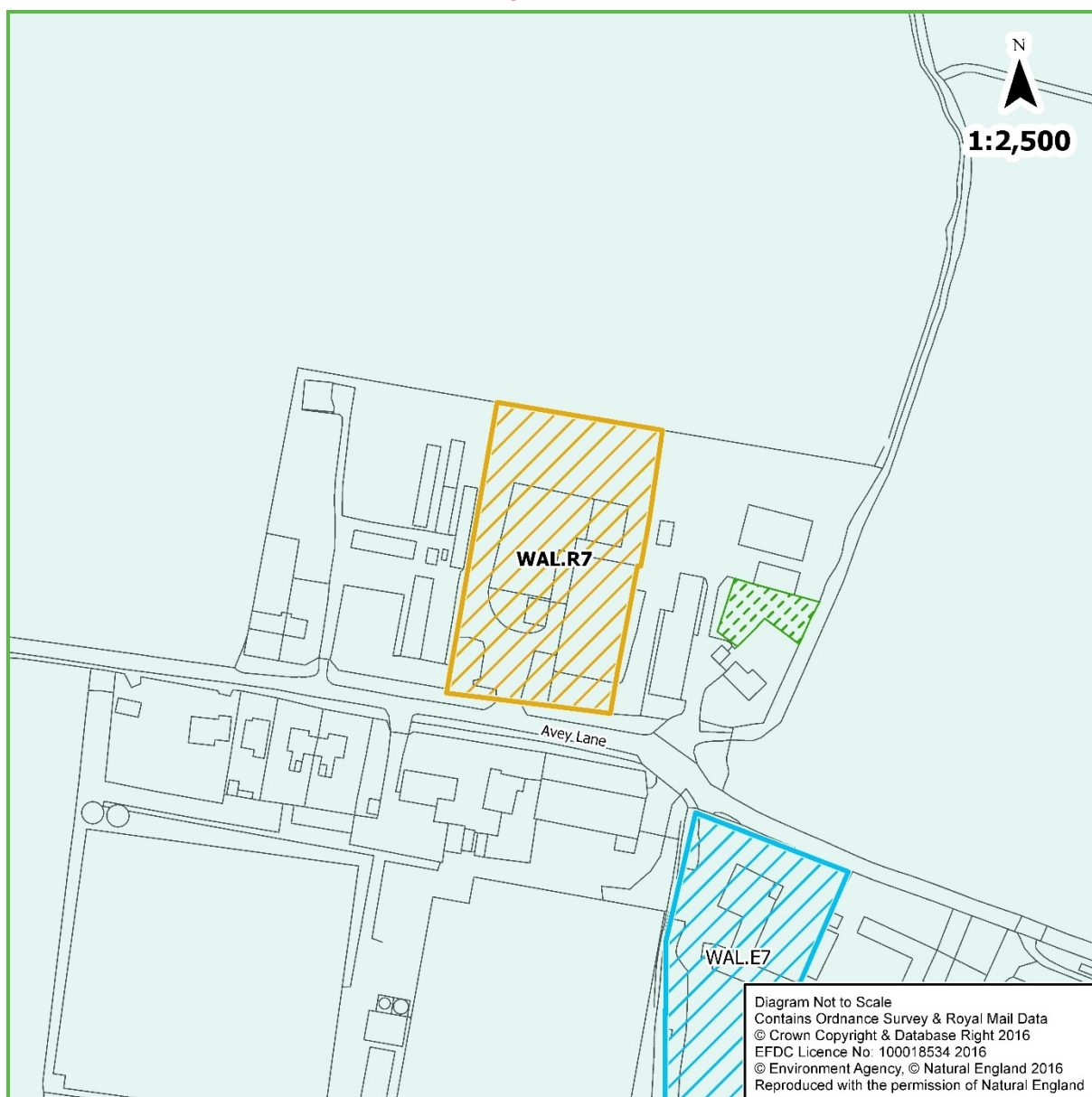
On-site Constraints

The site is identified as being at risk of noise and air quality impacts due to its proximity to the M25 motorway. Development proposals should mitigate noise and air quality 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.

Green Belt Boundary

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

WAL.R7 Land at Pine Tree Nursery



Site Address: Avey Lane, Waltham Abbey, Essex, EN9 3QH

Settlement: Waltham Abbey

Proposed Use: Residential

Size (Ha) 0.65

Indicative Development Area (Ha) N/A

Indicative Net Density (DpH) N/A

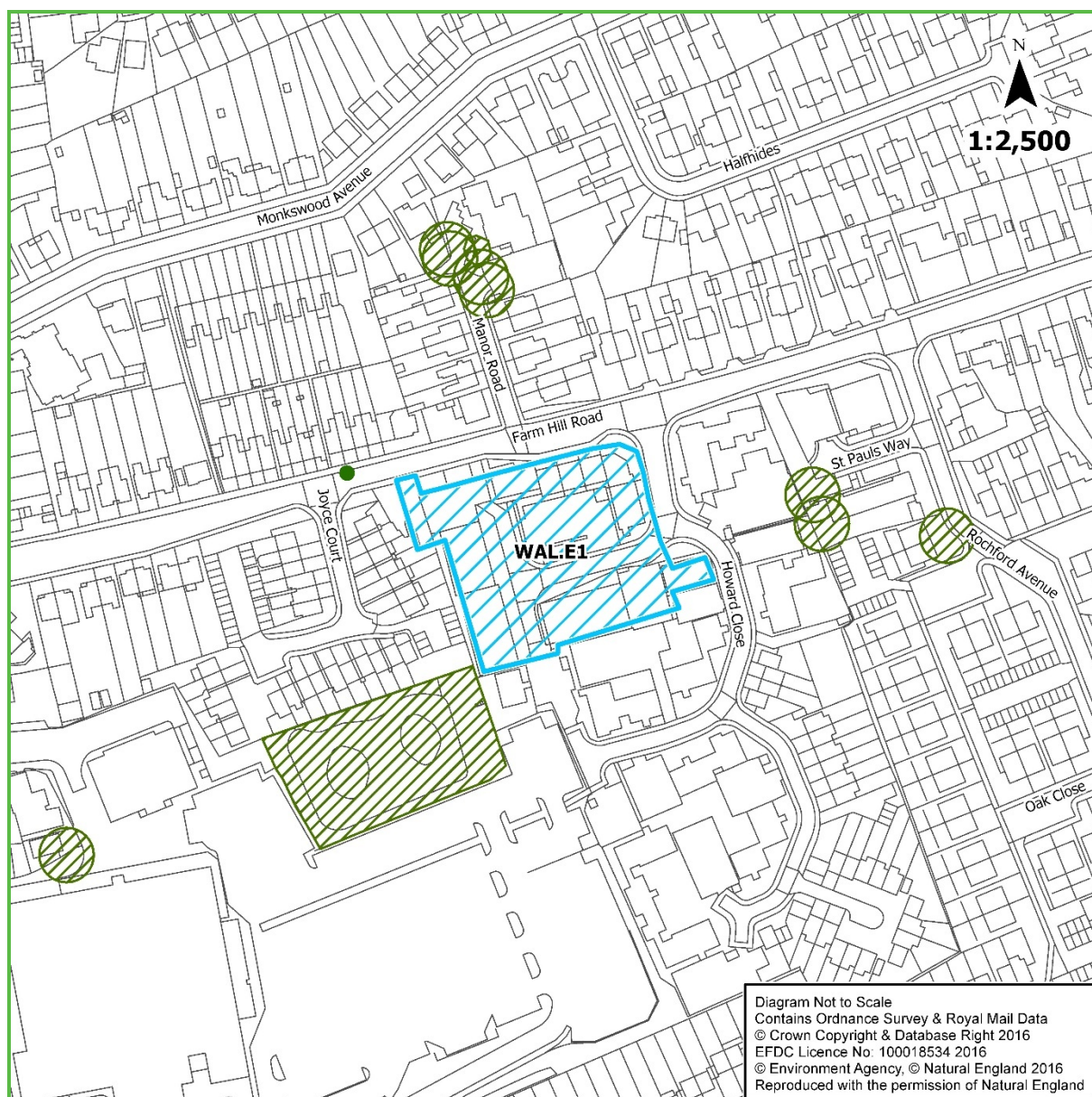
Net Capacity (Dwellings) 8

Site Description:

The site comprises glasshouses and hardstanding. It is bounded by Avey Lane to the south, agricultural land to the north, glasshouses and residential development to the west and residential uses to the east. Planning permission (EPF/2881/16) was granted for eight units on 19 July 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.

WAL.E1 Howard Business Park



Site Address: Howard Business Park, Farm Hill Road, Waltham Abbey, EN9 1XA

Settlement: Waltham Abbey

Proposed Use: Employment

Size (Ha)

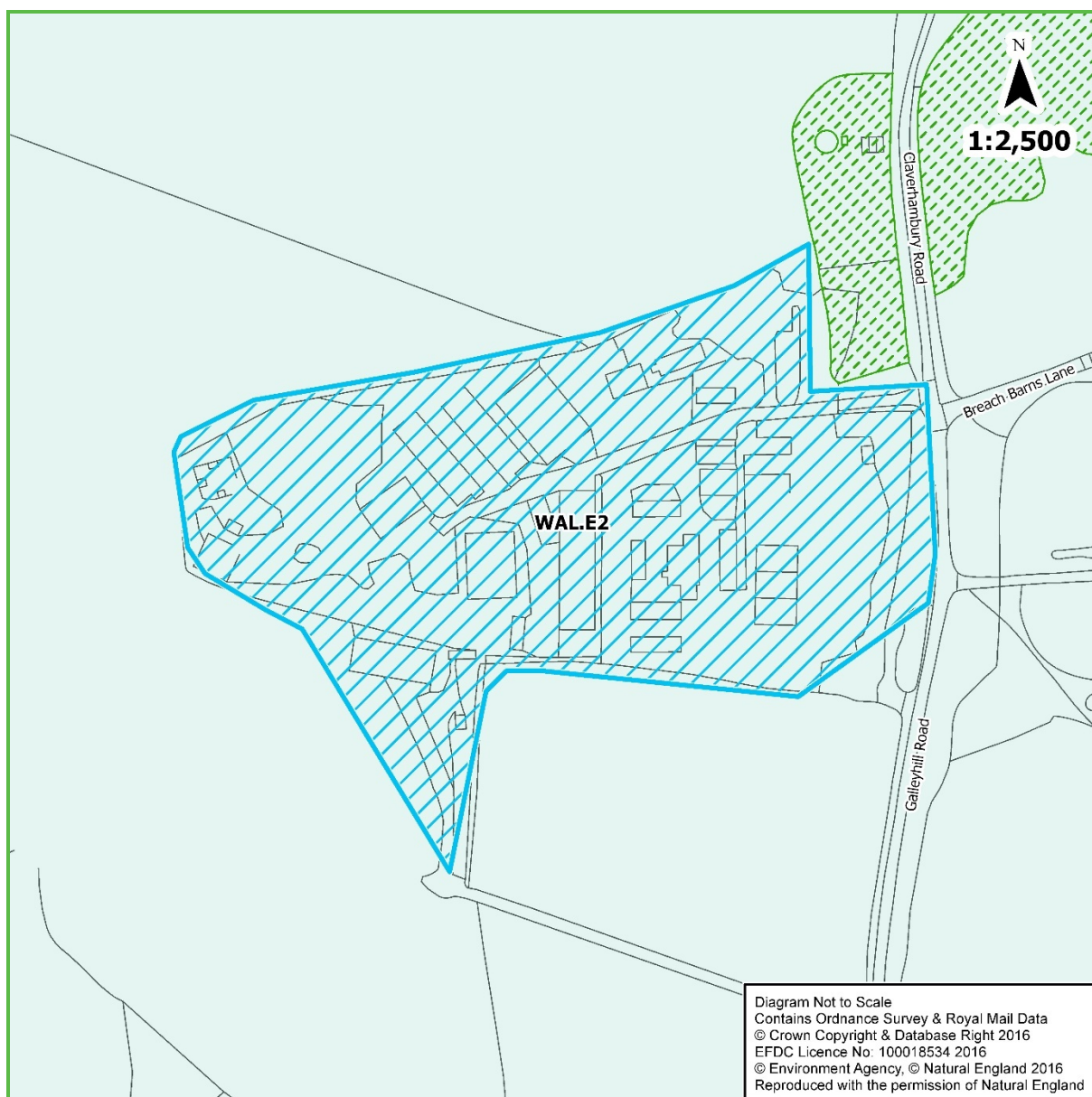
0.54

Site Description:

The site comprises a business park containing office and leisure uses, as well as associated car parking and residential dwellings. The site is bounded on all sides by office and 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.

WAL.E2 Land at Breeches Farm



Site Address: Breeches Farm, Galley Hill Road, Waltham Abbey, EN9 2AH

Settlement: Waltham Abbey

Proposed Use: Employment

Size (Ha)

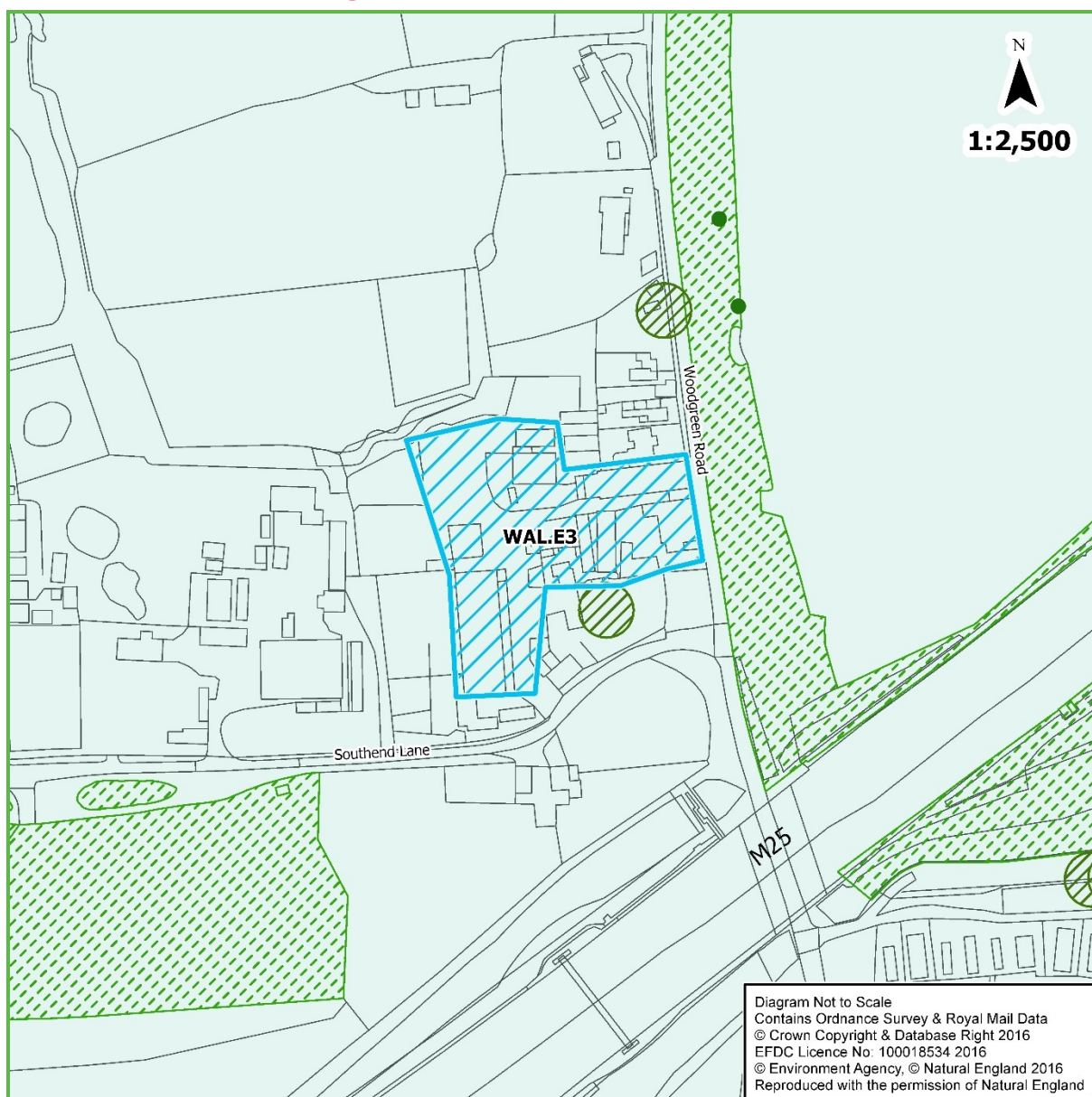
3.27

Site Description:

The site comprises various sheds/structures in industrial use, with associated hardstanding and areas of greenfield land. It is bounded to the east by Galley Hill Road, and by agricultural land 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.

WAL.E3 Land at Woodgreen Road



Site Address: Land at Woodgreen Road/Southend Land, Waltham Abbey, EN9 3SA

Settlement: Waltham Abbey

Proposed Use: Employment

Size (Ha)

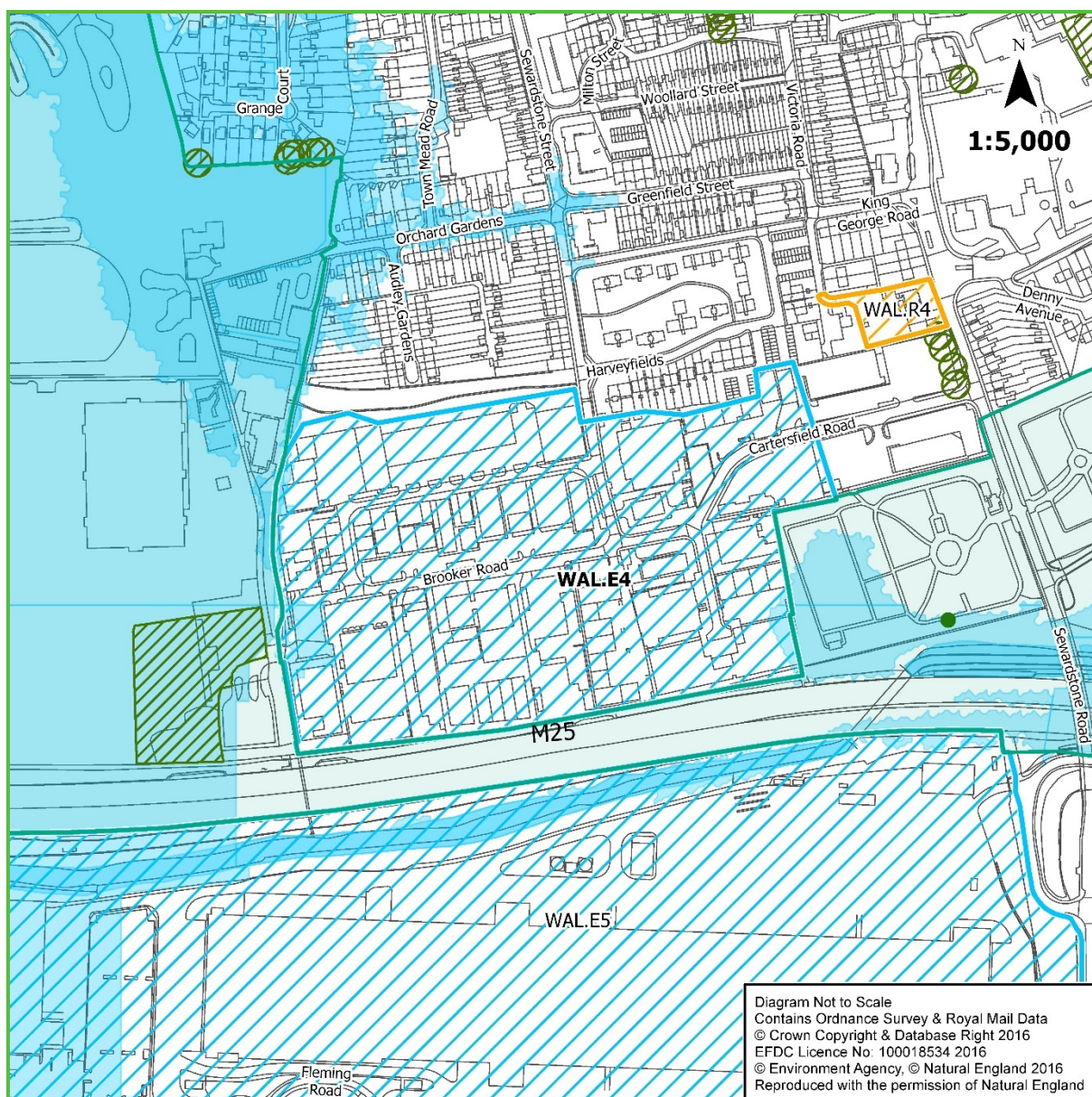
0.62

Site Description:

The site comprises a cluster of buildings in industrial use, and associated hardstanding. It is bounded by Woodgreen Road to the east, by residential development to the north, and by agricultural land/buildings to the 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.

WAL.E4 Cartersfield Road/Brooker Road Industrial Estate



Site Address: Cartersfield Road/Brooker Road, Waltham Abbey, EN9 1J

Settlement: Waltham Abbey

Proposed Use: Employment

Size (Ha)

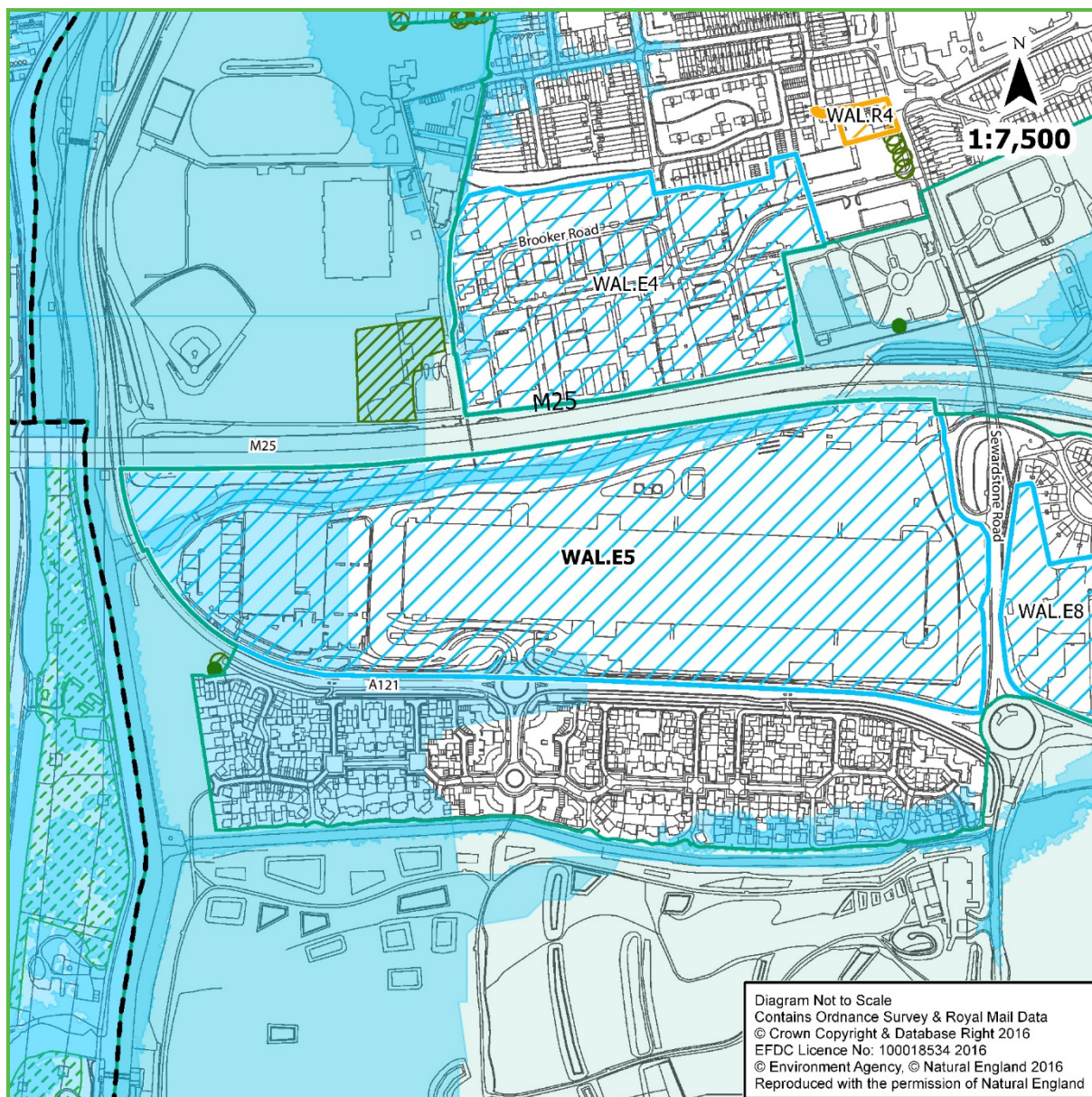
8.64

Site Description:

The site is an industrial estate comprising industrial and office uses and associated car parking. It is bounded by residential development to the north, by retail development and a cemetery to the east, by the M25 to the south and by sports grounds to the 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.

WAL.E5 Meridian Business Park and Sainsbury's Distribution Centre



Site Address: Meridian Business Park and Sainsbury's Distribution Centre, Waltham Abbey, EN9 3BZ

Settlement: Waltham Abbey

Proposed Use: Employment

Size (Ha)

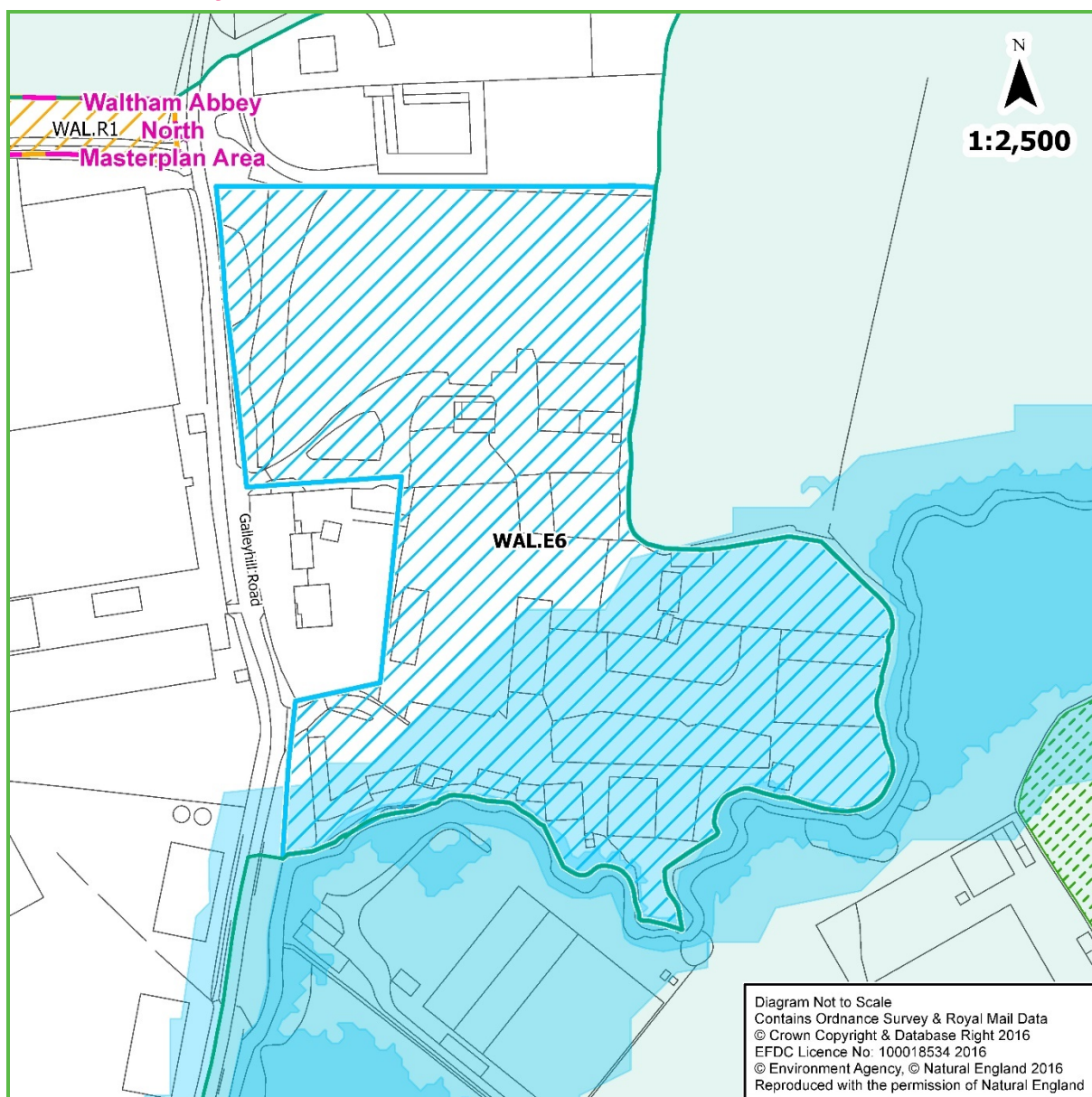
23.12

Site Description:

The site comprises existing office and industrial uses with associated car parking and areas of hardstanding. It is bounded by the M25 and Cobbins Brook to the north, by Sewardstone Road to the east and by Meridian Way (A121) to the 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.

WAL.E6 Galley Hill Road Industrial Estate



Site Address: Galley Hill Road, Waltham Abbey, Essex, EN9 2AG

Settlement: Waltham Abbey		Proposed Use: Employment	B Use Class: B2/B8
Size (Ha)	3.91	Site Description: The site comprises two parts: existing industrial uses to the south; and greenfield land for the expansion of the industrial estate to the north. It is bounded by industrial uses to the north, Galley Hill Road to the west, glasshouses to the south and agricultural land to the east.	
Indicative Development Area (Ha)	1.28		
Indicative Plot Ratio	0.4		
Approximate New Employment Floorspace (sqm)	5,120		

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.

WAL.E6 Galley Hill Road Industrial Estate

Development Requirements

In accordance with Policy P 3, development proposals which relate to the land to the north of the employment allocation identified for expansion should accord with the following development requirements.

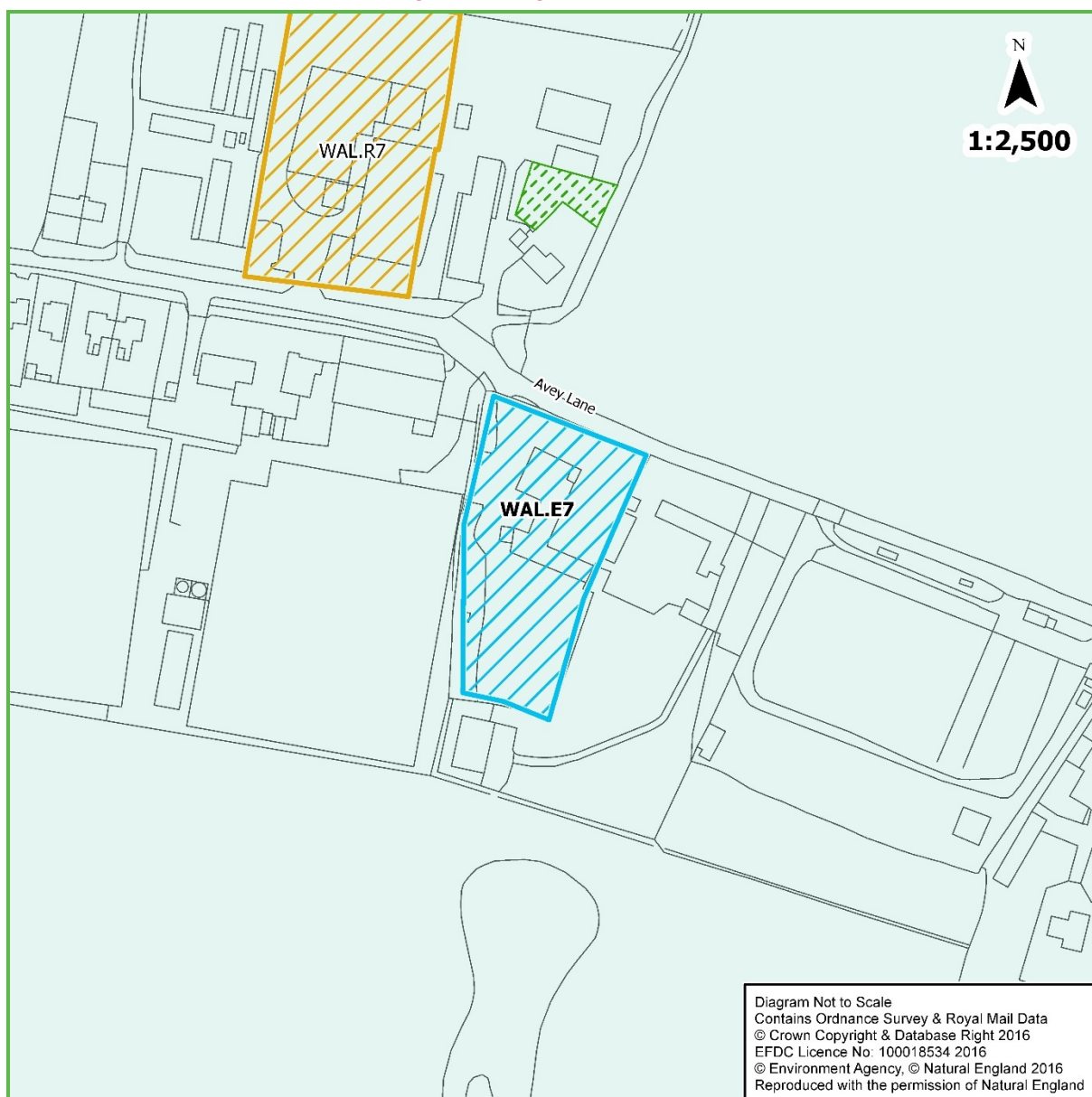
Infrastructure

The site has potential site access constraints. Development proposals should consider the need to upgrade/widen Galley Hill Road in order to ensure a safe access point which has sufficient capacity for the development it serves. The need for upgrades/widening should be co-ordinated with the development proposals for the Waltham Abbey North Masterplan.

Green Belt Boundary

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

WAL.E7 Providence Nursery at Avey Lane



Site Address: Avey Lane, Waltham Abbey, Essex, EN9 3QH

Settlement: Waltham Abbey

Proposed Use: Employment

Size (Ha)

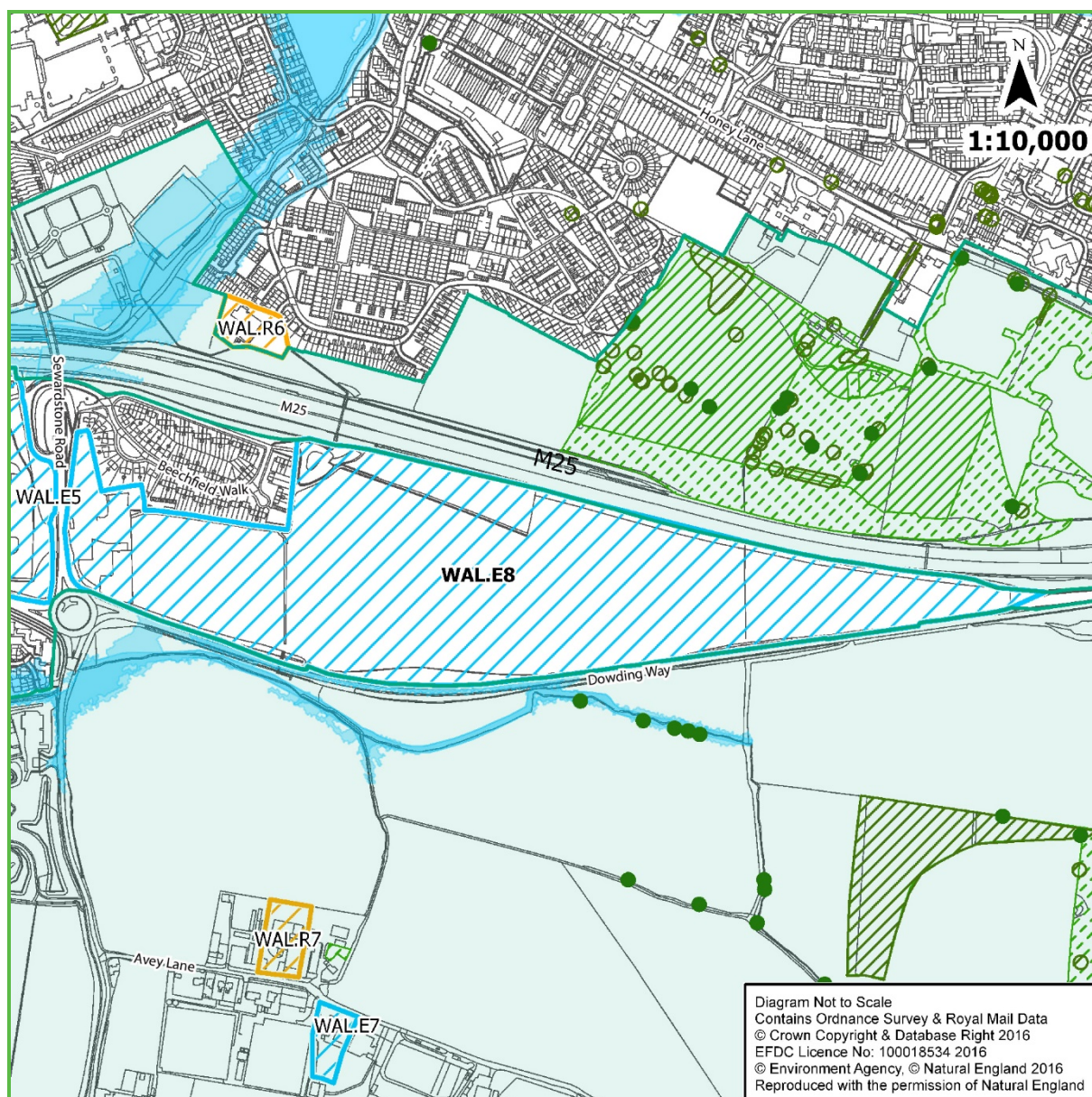
0.50

Site Description:

The site comprises existing structures in industrial use and associated hardstanding. It is bounded by Avey Lane to the north, residential development to the east, greenfield land to the south and glasshouses to the 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.

WAL.E8 Land North of A121



Site Address: Dowding Way, Waltham Abbey, EN9 3AA

Settlement: Waltham Abbey		Proposed Use: Employment	B Use Class: B1c/B2/B8
Size (Ha)	25.95	Site Description: The site is agricultural land. It is bounded by the M25 to the north and east, Dowding Way (A121) to the south and Sewardstone Road to the west.	
Indicative Development Area (Ha)	10		
Indicative Plot Ratio	0.4		
Approximate Net Capacity (sqm)	40,000		

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.

WAL.E8 Land North of A121**Development Requirements****Design**

Development proposals for employment land should be located on the eastern part of the site. It is anticipated that up to 10 hectares of employment land will come forward during the Plan period. The remainder of the site will be reserved to meet longer term needs, if required.

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

On-site Constraints

A High Pressure Gas Pipeline runs adjacent to the eastern edge of the site. As a result, part of the Middle Zone overlaps 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.

The site is identified as being at risk of noise and air quality impacts due to its proximity to the M25 motorway. Development proposals should mitigate noise and air quality 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.

Vehicular access to the site should be limited to Dowding Way (A121) via Junction 26 of the M25 motorway. This access point should be capable of serving development on both eastern and western parts of the site. The layout of the proposals on the eastern part of the site should facilitate the future development on the west of the site.

The site includes an existing Public Right of Way, which is located to the west of Beechfield Walk and runs north to south across the site. Development proposals should seek to integrate the Public Right of Way within the development layout and maintain where possible to improve connectivity with the wider network. This includes maximising opportunities to connect the development proposal in the eastern part of the site with the Public Rights of Way network. 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 to a wide range of users.

Infrastructure

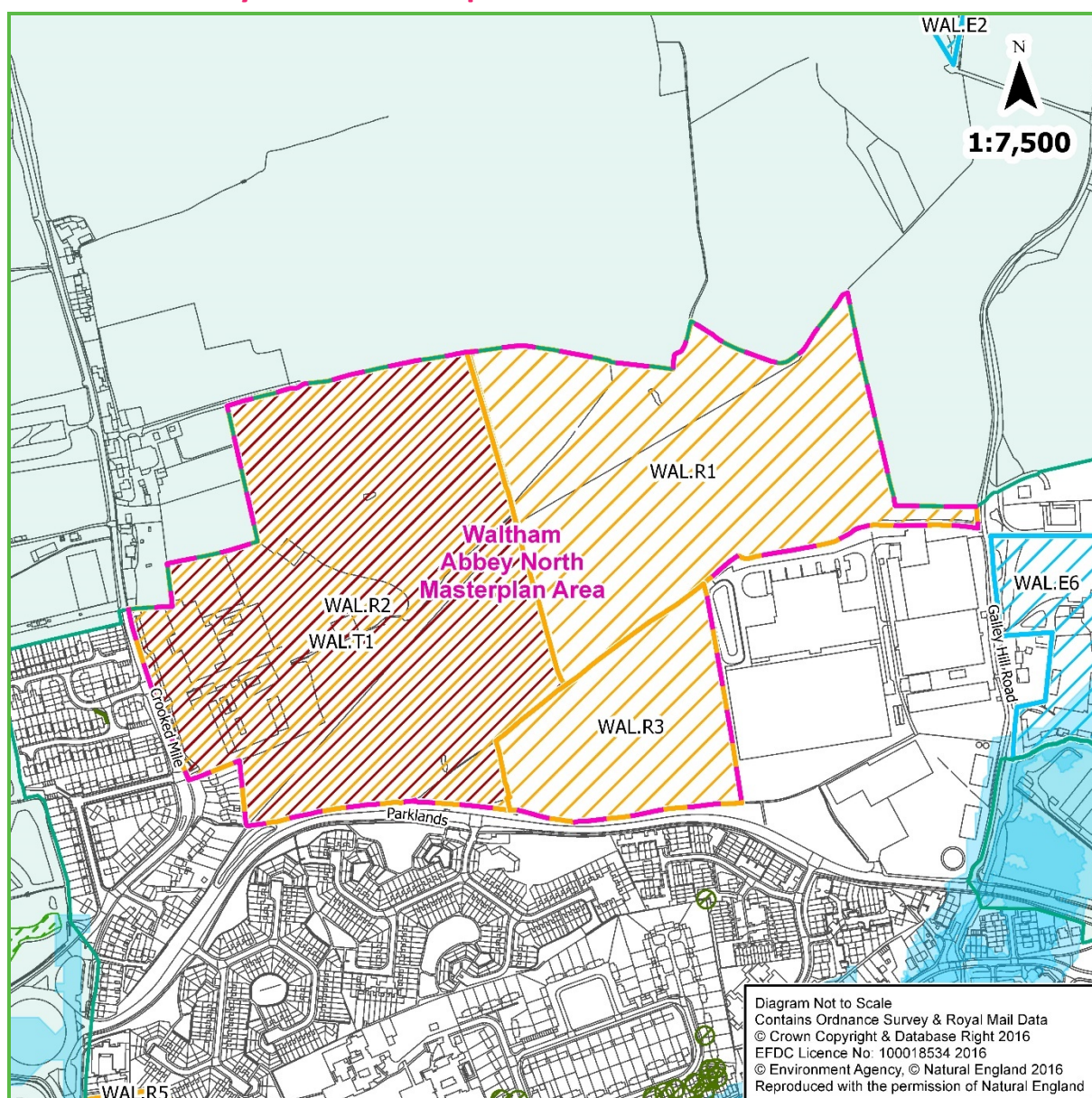
Development proposals for 10 hectares of employment land could potentially generate significant numbers of vehicular movements from vehicles associated with the operation of the site as well as from employees and visitors. A Transport Statement or Transport Assessment and Travel Plan will be required to accompany any planning application. The Travel Plan should explore opportunities to improve public transport at the site. Should development proposals generate a significant number of heavy goods vehicle movements a Routing Management Plan will also be required.

These documents should assess the potential transport impacts of the development proposals and, where necessary, identify mitigation measures to avoid unacceptable or severe impacts on the road network. Should a Routing Management Plan be required, this should demonstrate that no material harm would be caused to the living conditions of existing residents at the Beechfield Walk/Lodge Lane development. As part of the Routing Management Plan the need to restrict the hours of operation for heavy goods vehicles to avoid the critical peak network periods should be considered.

As part of any planning application, the Council requires the following matters to be addressed:

- the extent of contributions to be made for improvement works to Junction 26 of the M25/southern roundabout with A121 Honey Lane/Dowding Way; and
- the provision/enabling of a section of a new cycle route from Waltham Abbey to Sewardstone along the A112 as identified in the Epping Cycle Action Plan.

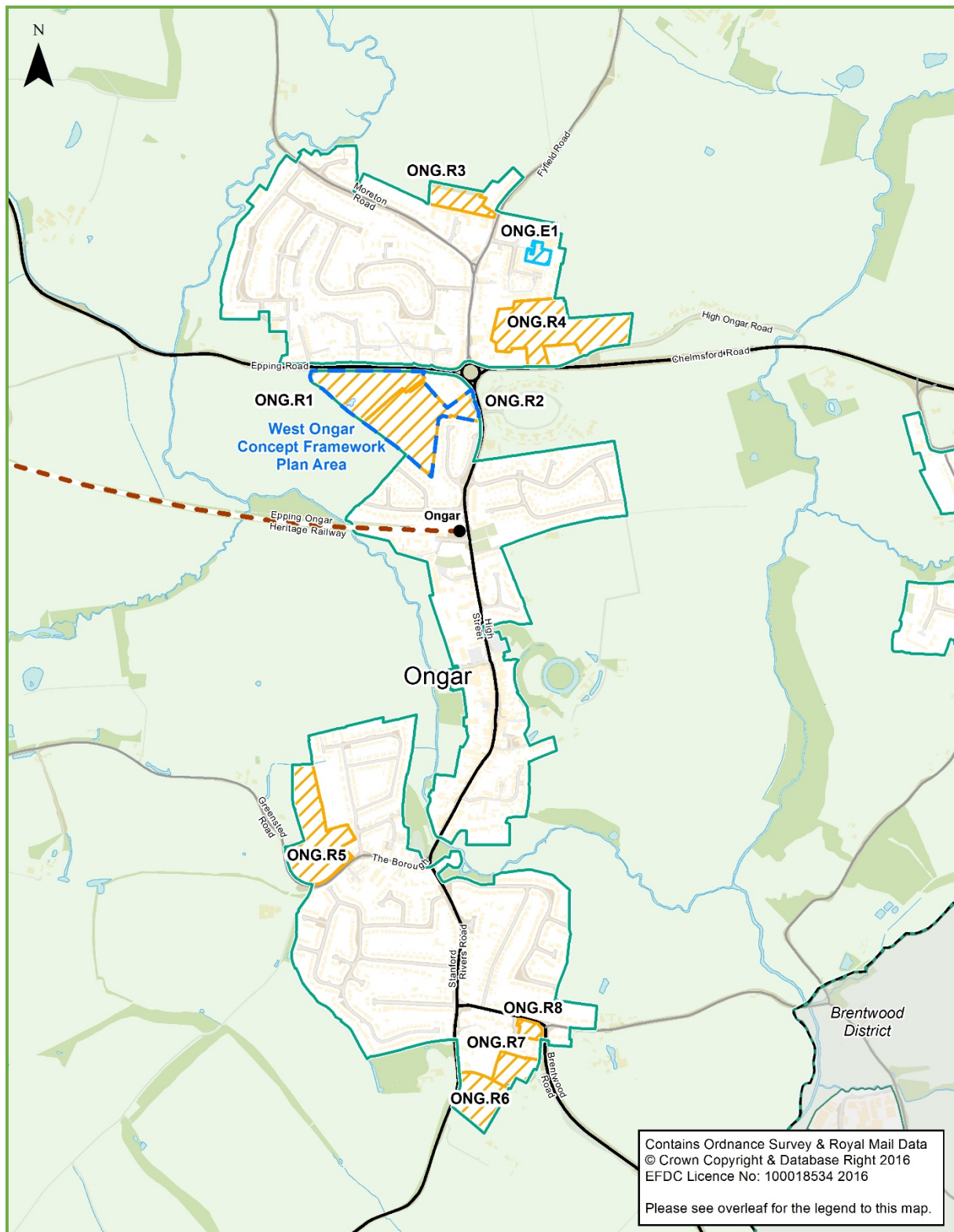
Waltham Abbey North Masterplan





































Settlement: Waltham Abbey		Proposed Use: Residential
Masterplan Area (Ha)	32.33	Site Description: The Masterplan Area consists of agricultural land and a former glasshouse site. It is bounded by Crooked Mile to the west, agricultural land to the north and east and Parklands to the south.
Indicative Development Area (Ha)	27.94	
Minimum Net Capacity (Homes)	612	
Net Capacity (Pitches)	5	
Site Allocations included in Masterplan: <div><div><ul style="list-style-type: none">● WAL.R1 Land West of Galley Hill Road● WAL.R2 Land at Lea Valley Nursery</div><div><ul style="list-style-type: none">● WAL.R3 Land Adjoining Parklands● WAL.T1 Land to the rear of Lea Valley Nursery</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.

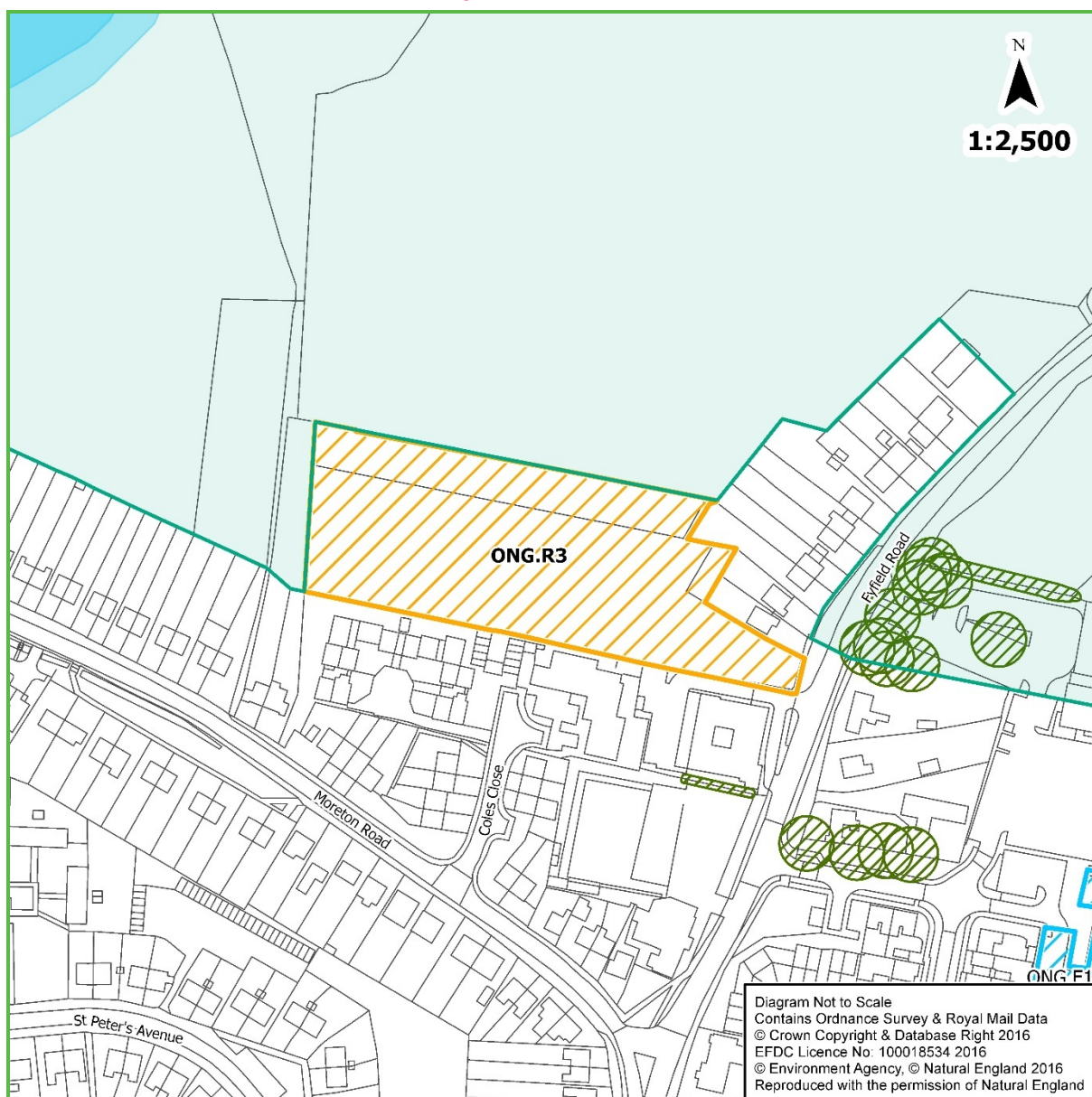
Ongar



Legend

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

ONG.R3 Land South-West of Fyfield Road



Site Address: Land at Coles Close, Ongar, CM5 0AY

Settlement: Ongar

Proposed Use: Residential

Size (Ha)	1
Indicative Development Area (Ha)	0.80
Indicative Net Density (DpH)	34
Approximate Net Capacity (Dwellings)	27

Site Description:

The site is undeveloped scrub/woodland. It is bounded by Fyfield Road (B184) to the east, residential development to the south and agricultural land to the west and 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.

ONG.R3 Land South-West of Fyfield Road

Development Requirements

Design

Development proposals should take into consideration the amenity provided by the existing trees and dense vegetation on the site. They should seek to minimise their loss including through sensitive layout and by limiting the extent of development. As a minimum, development proposals should incorporate tree buffers along the northern and western edges of the site, focusing development to the south in order to maintain the site's rural aspect.

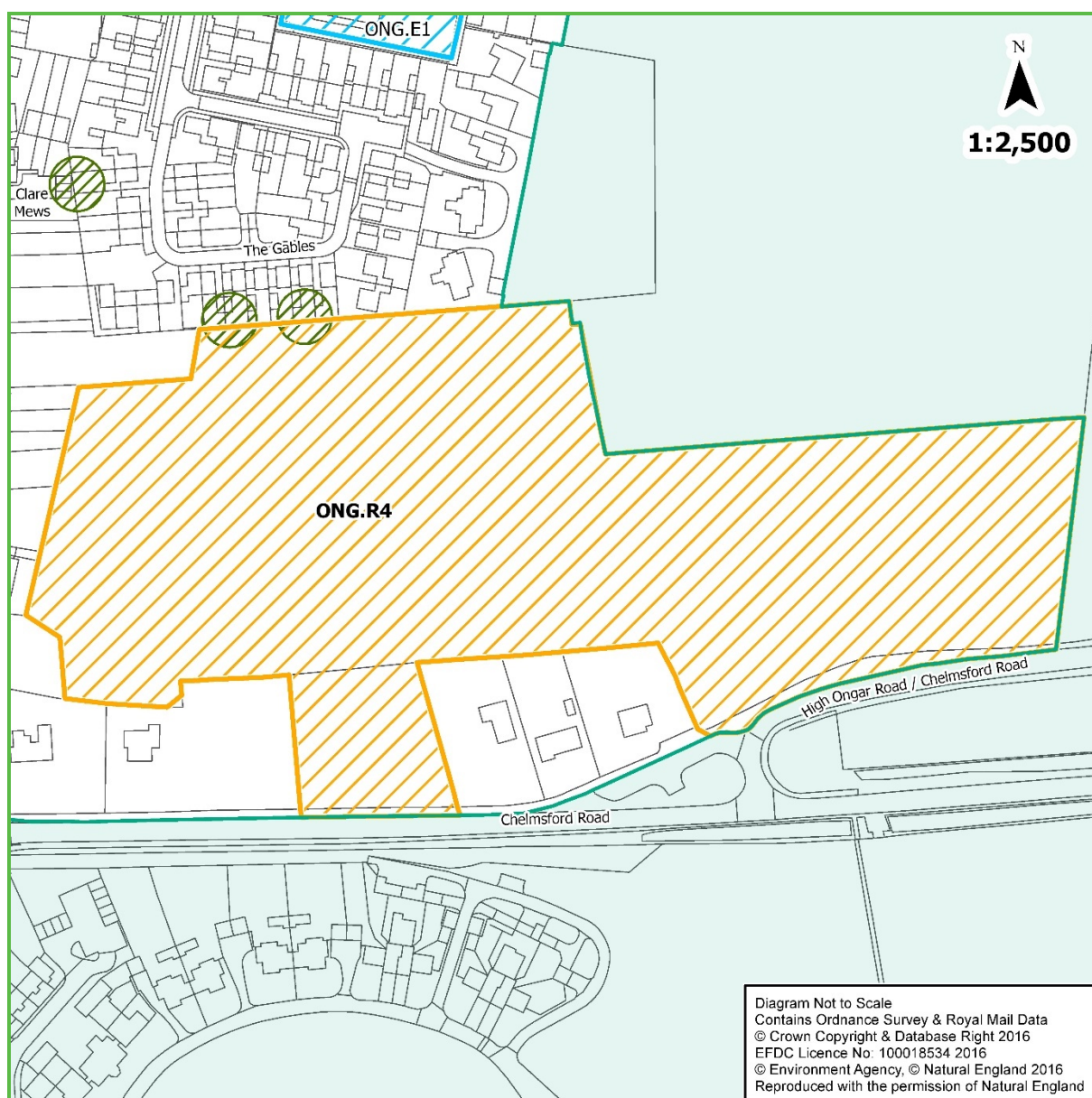
On-site Constraints

The site has potential site access constraints. Vehicular access to the site must be shared with the existing Ongar War Memorial Medical Centre to the south in order to retain adequate spacing between existing junctions on Fyfield Road.

Green Belt Boundary

Existing features in the landscape to the north and west should be used as the new defensible boundary to the Green Belt. As part of the development proposals the existing feature along the western edge of the site will need to be strengthened.

ONG.R4 Land North of Chelmsford Road



Site Address: Land North of Chelmsford Road, Ongar

Settlement: Ongar		Proposed Use: Residential
Size (Ha)	4.30	Site Description: The site comprises agricultural land and scrubland. It is bounded by residential development to the west, north-west and south, playing fields to the north-east and agricultural land to the west.
Indicative Development Area (Ha)	4.28	
Indicative Net Density (DpH)	43	
Approximate Net Capacity (Dwellings)	163	

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.

ONG.R4 Land North of Chelmsford Road**Development Requirements****Trees**

There are two trees on the northern 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.

Design

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 layout, materials and external finishes. The development's landscaping should, as appropriate, seek to incorporate, retain and, where possible, restore/enhance existing field patterns, hedgerows, tree belts and/or ditches, providing additional screening from the wider landscape where relevant.

Heritage

Development of the site may impact upon the setting of the Grade II listed Wantz Farmhouse. 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, in particular relating to the western part of the site, should preserve the special architectural or historic interest of this Listed Building and its setting, including through appropriate layout, high quality design/materials, and screening between the new development and the heritage asset.

This site is adjacent to the Great Stony School Conservation Area, which is located to the south. Development proposals relating to the southern part of the site should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials to mitigate impacts.

On-site Constraints

A new vehicular access will need to be created for entry to and exit from the site. This must be provided from High Ongar Road.

Infrastructure

Development proposals should incorporate a movement strategy which takes account of the requirements of this site and the sites comprising the West Ongar Concept Framework Plan. This should address both highways and active travel (walking and cycling) requirements. Prior to any planning application being submitted, the movement strategy should be developed and agreed with the promoters of the West Ongar Concept Framework Plan and address the following matters:

- the need for any highways upgrades to the A414 Four Wantz Junction, which should be agreed with Essex County Council;
- pedestrian and cycling routes between sites ONG.R1, ONG.R2 and ONG.R4, Ongar Small District Centre, and key services and facilities in the northern part of Ongar; and
- how the proposed pedestrian and cycle routes will integrate with the existing pedestrian and cycle networks.

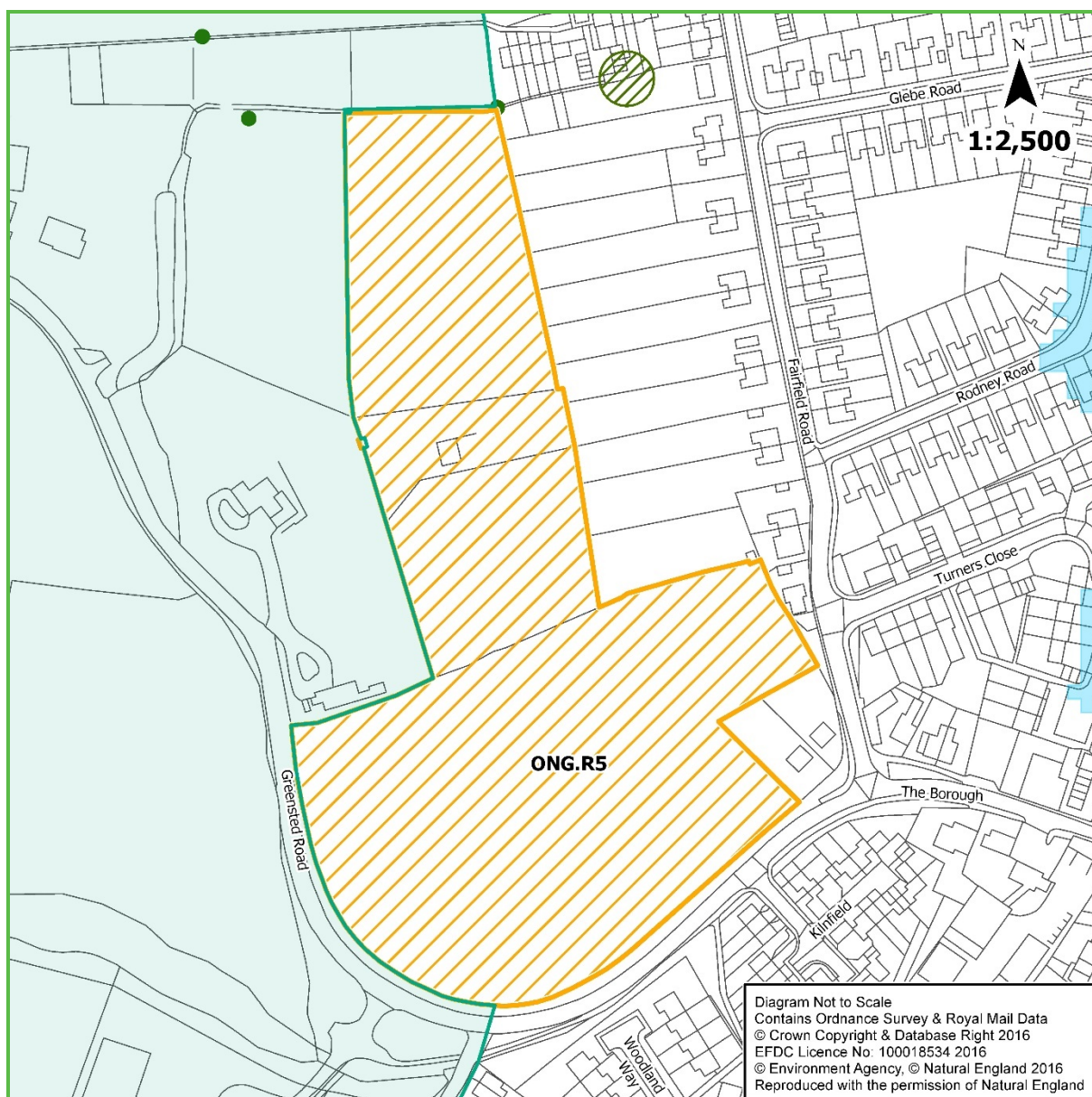
Any planning application should make provision for the delivery of any works identified in the movement strategy as part of the development or make contributions to the Council or the highways authority (Essex County Council) in lieu. The costs borne in implementing the movement strategy should be shared by the promoters of this site and the sites within the West Ongar Concept Framework Plan with appropriate measures being put in place to equalise the contributions. Through implementation of the movement strategy, the Council (Essex County Council) and the site promoters should work collaboratively and proactively to ensure that any on-site and off-site infrastructure is provided, subject to viability

considerations, ahead of or in tandem with the development it supports. This is to mitigate any impacts of the development proposal, meet the needs of new/existing residents and establish sustainable movement patterns.

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 southern edges of the site. As part of the development proposals the existing features along the northern edge of the site may need to be strengthened.

ONG.R5 Land at Greensted Road



Site Address: Land at Greensted Road, Ongar, Essex, CM5 9HJ

Settlement: Ongar

Proposed Use: Residential

Size (Ha) 3.32

Indicative Development Area (Ha) 3.32

Indicative Net Density (DpH) 36

Approximate Net Capacity (Dwellings) 107

Site Description:

The site is greenfield land. It is bounded by residential dwellings and associated gardens to the east and north west, scrubland/agricultural land to the north and Greensted Road to the south and south 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.

ONG.R5 Land at Greensted Road

Development Requirements

Design

Development proposals for the 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 layout, materials and external finishes. The development's landscaping should, as appropriate, seek to incorporate, retain and, where possible, restore/enhance existing field patterns, hedgerows, tree belts and/or ditches, providing additional screening from the wider landscape where relevant.

Heritage

Development of the site may impact upon the setting of the Grade II listed The Rectory. 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 high quality design/materials.

On-site Constraints

An Intermediate Pressure Gas Pipeline runs through the southern part of the site. Development proposals should ensure that no permanent structures are built over or under this pipeline or within the zone specified in permanent agreements with National Grid. Consultation with National Grid may be required to identify additional site-specific requirements.

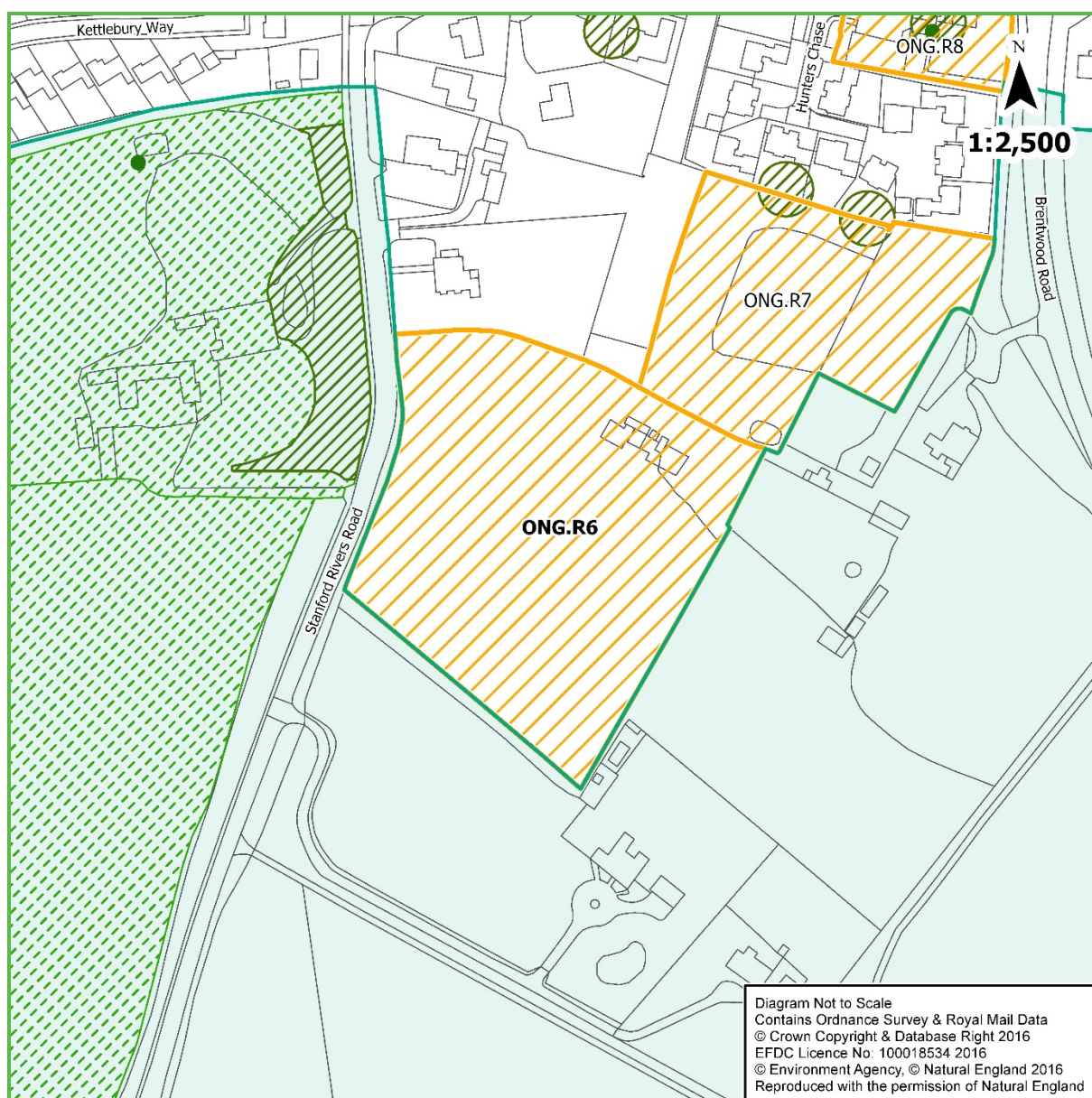
Infrastructure

A new vehicular access will need to be created for entry to and exit from the site. This must be provided from Greensted Road. In designing the vehicular access for this site, development proposals should consider how it would relate to the existing vehicular access to the Chipping Ongar Primary School and existing traffic congestion experienced during peak travel hours. Wider improvements to Greensted Road, which could include the existing vehicular access to the Chipping Ongar Primary School, will be required where identified as necessary by a Transport Statement or Transport Assessment in order to make the development proposals acceptable.

Green Belt Boundary

Existing features in the landscape should be used as the new defensible boundaries to the Green Belt. As part of the development proposals, the existing feature along the northern and western edges of the site will need to be strengthened.

ONG.R6 Land between Stanford Rivers Road and Brentwood Road



Site Address: Stanford Rivers Road, Ongar, Essex

Settlement: Ongar

Proposed Use: Residential

Size (Ha) 1.53

Indicative Development Area (Ha) 1.50

Indicative Net Density (DpH) 25

Approximate Net Capacity (Dwellings) 33

Site Description:

The site is greenfield land. It is bounded to the west by Stanford Rivers Road (A113), with residential development to the north, east and 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 guidance provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

ONG.R6 Land between Stanford Rivers Road and Brentwood Road

Development Requirements

Ecology

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).

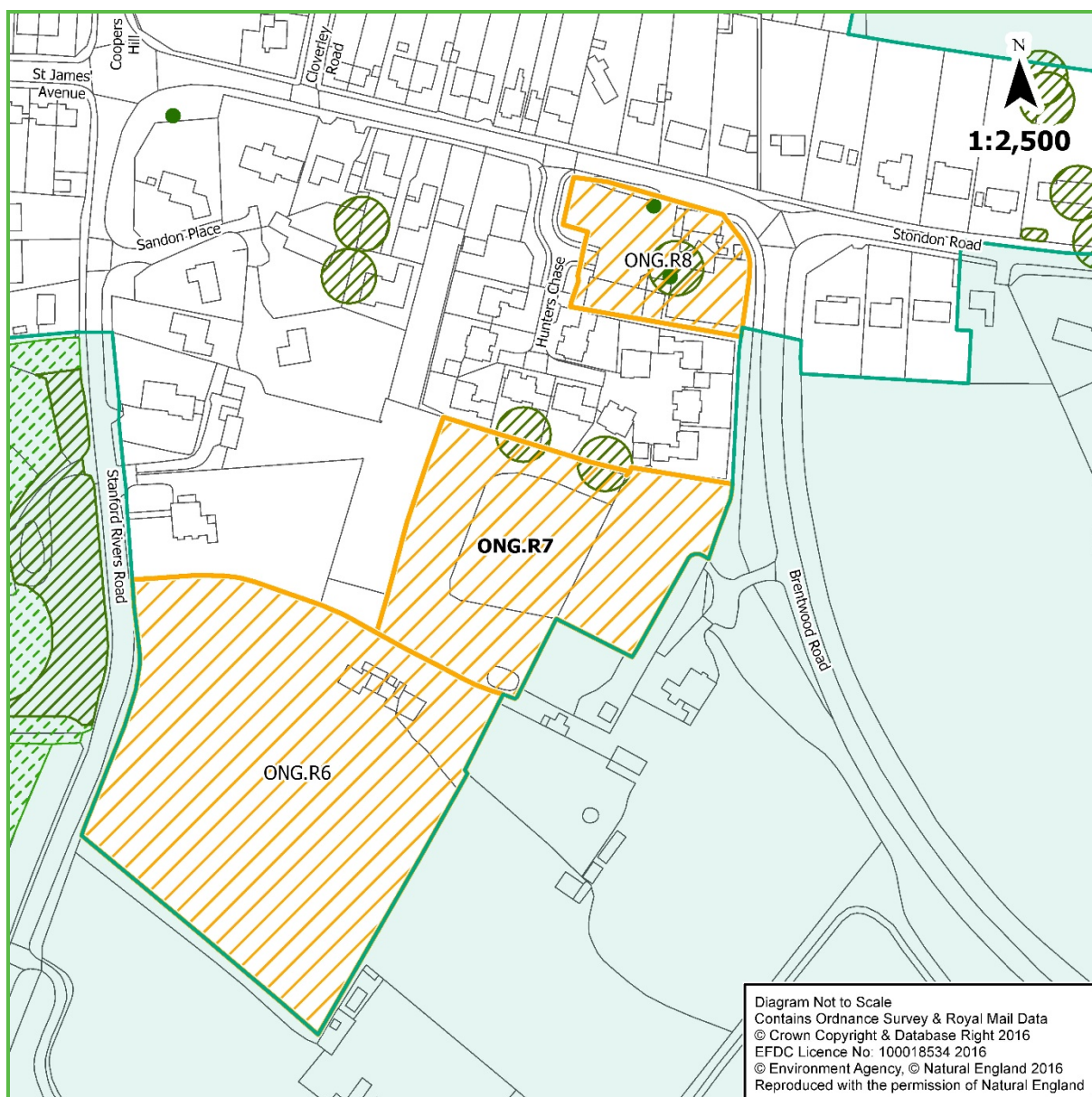
Heritage

Development of the site may impact upon the settings of the Grade II* listed Marden Ash House and Grade II listed Dyers. Development proposals which 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 and high quality design/materials.

Green Belt Boundary

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

ONG.R7 Land South of Hunters Chase and West of Brentwood Road



Site Address: Hunters Chase, Ongar, Essex, CM5 9DQ

Settlement: Ongar

Proposed Use: Residential

Size (Ha) 0.80

Indicative Development Area (Ha) 0.80

Indicative Net Density (DpH) 23

Approximate Net Capacity (Dwellings) 17

Site Description:

The site is greenfield land. The site is surrounded by residential dwellings and associated gardens.

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.

ONG.R7 Land South of Hunters Chase and West of Brentwood Road

Development Requirements

Trees

There are two trees on the northern 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.

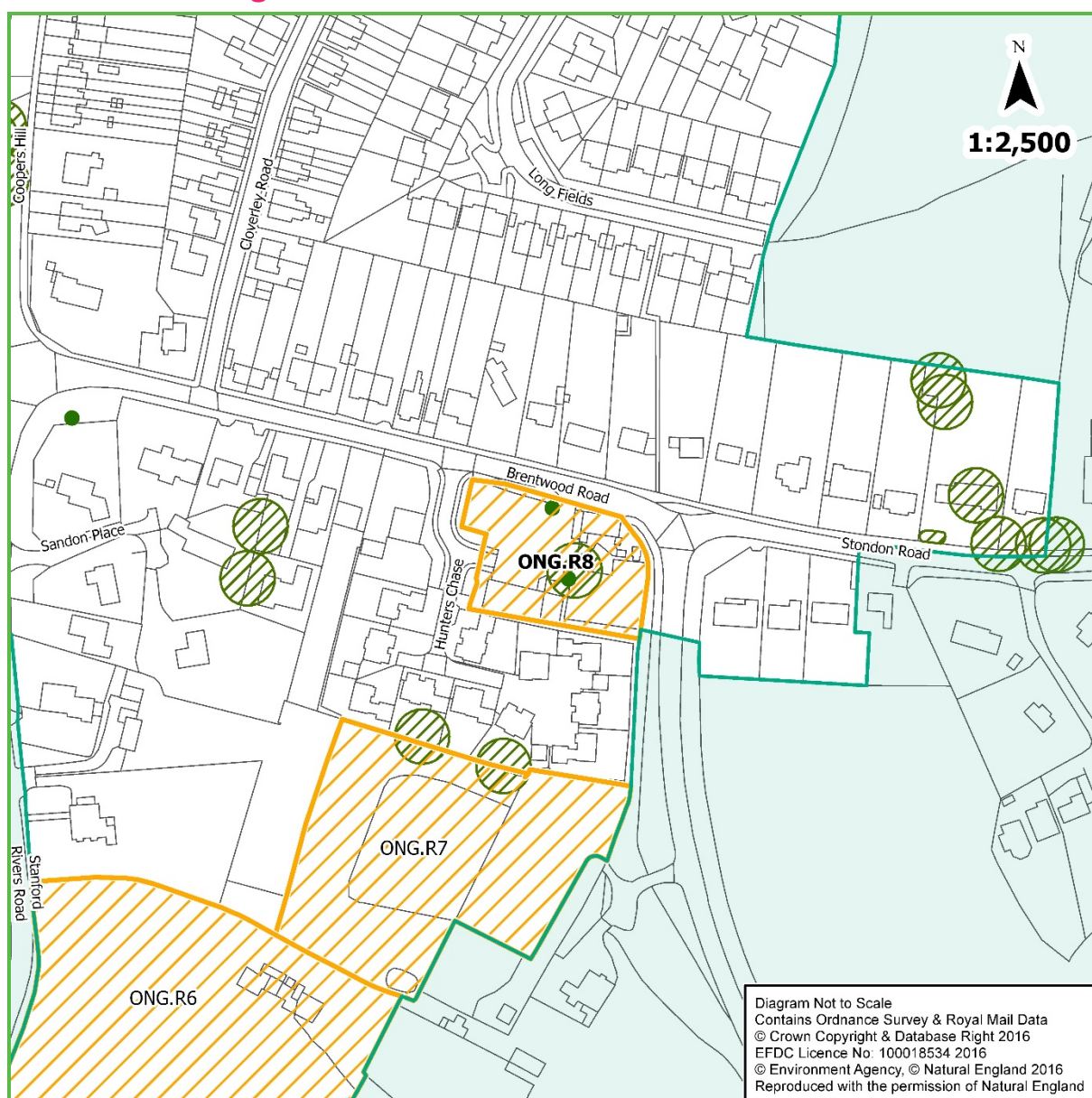
Heritage

Development of the site may impact upon the setting of the Grade II listed Dyers. 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.

Green Belt Boundary

Existing features 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 eastern edge of the site will need to be strengthened.

ONG.R8 The Stag Pub



Site Address: Brentwood Road, Ongar CM5 9DH

Settlement: Ongar

Proposed Use: Residential

Size (Ha) 0.28

Indicative Development Area (Ha) 0.28

Indicative Net Density (DpH) 34

Approximate Net Capacity (Dwellings) 9

Site Description:

The site contains a public house with associated garden and car park to the rear. The site is bounded to the north and east by Brentwood Road (A128) and to the south and west 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.

ONG.R8 The Stag Pub

Development Requirements

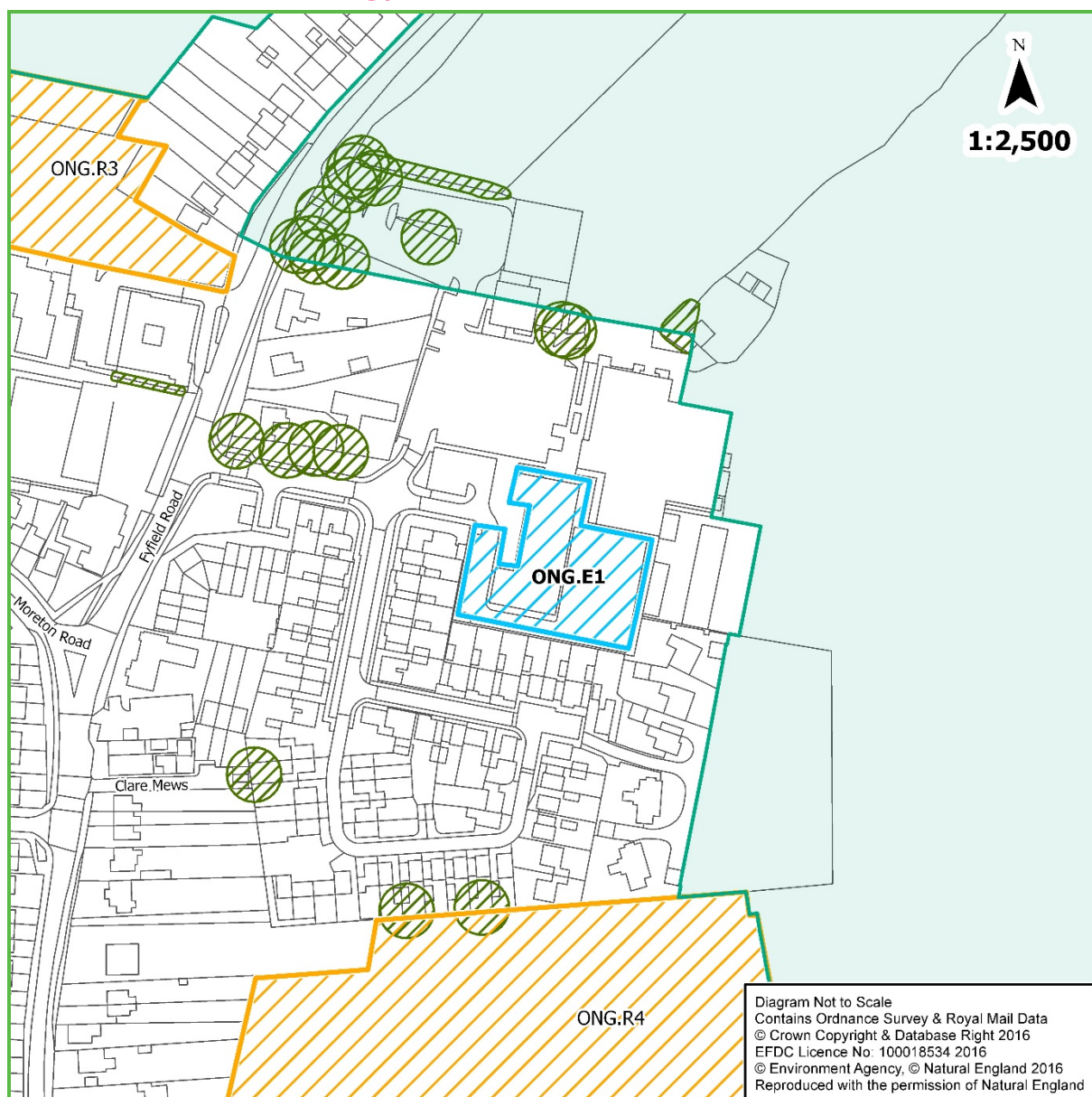
Trees

There are two Veteran Trees on the site, one of which is protected by a Tree Preservation Order. These trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include providing an appropriate buffer zone around the trees or incorporating them within on-site open or amenity space.

Heritage

Development of the site may directly impact upon the locally listed The Stag Public House. 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, through appropriate layout and high quality design/materials.

ONG.E1 Essex Technology and Innovation Centre



Site Address: The Gables, Ongar, CM5 0GA

Settlement: Ongar

Proposed Use: Employment

Size (Ha)

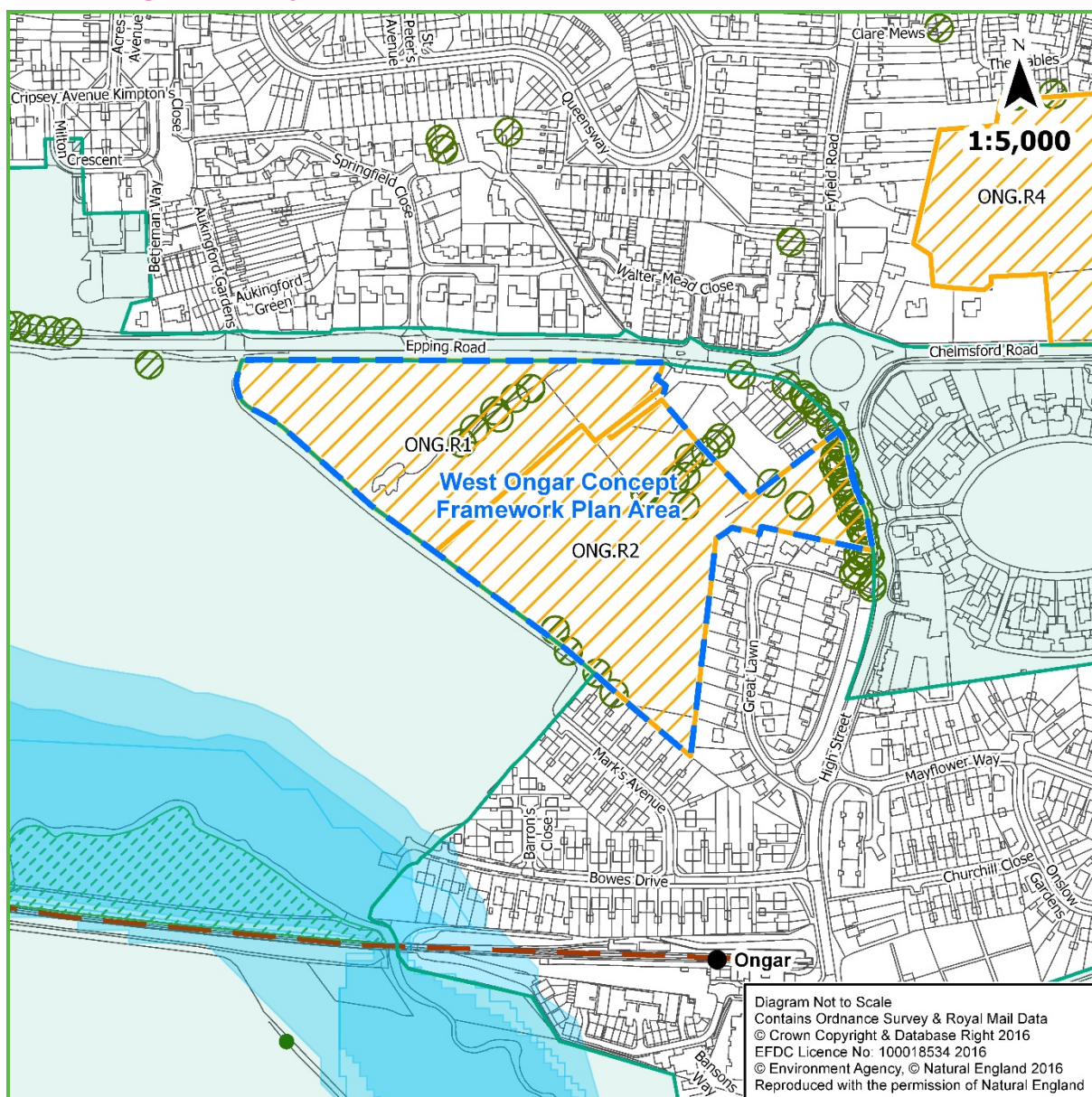
0.28

Site Description:

The site comprises existing office uses and associated car parking. The site is bounded by residential development to the west and south, Ongar Leisure Centre to the north east, and The Ongar Academy 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.

West Ongar Concept Framework Plan



Settlement: Ongar		Proposed Use: Residential
Concept Plan Area (Ha)	5.91	Site Description: The site is greenfield land. It is bounded by Epping Road (A414) to the north, the High Street (B184) to the east, residential development to the south and agricultural fields to the west.
Indicative Development Area (Ha)	5.8	
Minimum Net Capacity (Dwellings)	234	
Site Allocations included in Concept Framework Plan:		
<div><div>● ONG.R1 Land to the West of Ongar</div><div>● ONG.R2 Land at Bowes Field</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.

West Ongar Concept Framework Plan

Development Requirements

Design

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 Concept Framework Plan should address the key place shaping issues for the Concept Framework Plan Area in accordance with Policy SP 3. In addition to the requirements set out in Policy SP 3, the Concept Framework Plan should address the following requirements:

- the mix of homes to be provided including tenures, types and sizes;
- the principles of the design including key design features and materials palette;
- the approach to amenity/open space provision, green infrastructure and landscaping, taking into account specific requirements around mitigation of impacts to the wider landscape;
- the approach to mitigating impacts on adjacent heritage assets;
- the movement strategy for vehicles, pedestrians and cyclists. In particular, this should illustrate how a single shared vehicular access can be provided to serve both sites; and
- the on-site and off-site infrastructure required to support the development proposals and how, subject to viability considerations, this will be provided ahead of or in tandem with the development it supports.

Trees

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

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, as appropriate, seek to incorporate, retain and, where possible, restore/enhance existing field patterns, hedgerows, tree belts and/or ditches, providing additional screening from the wider landscape where relevant.

Heritage

Development of the area may impact upon the setting of the Grade II listed Bowes Farm Lodge and outbuilding, and locally listed Bowes House, both located to the east of the area. Development proposals which may affect the settings of these heritage assets should sustain or enhance their significance, including the contribution made by their settings. Development proposals relating to the north-eastern part of the Concept Framework Plan Area should preserve the special architectural or historic interest of these Listed Buildings and their settings, including through appropriate layout and high quality design/materials.

The Area is adjacent to the Great Stony School Conservation Area, which is located to the east. Development proposals relating to the eastern part of the site should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals relating to the eastern part of the site should consider layout, development form, density, height, scale, massing and materials to mitigate impacts.

On-site Constraints

The sites have potential site access constraints. Vehicular access must be limited to a single access point for the two sites. The Council's preference is for vehicular access to the Area to be from the High Street subject to the Concept Framework Plan and any planning applications identifying an acceptable solution in relation to the Tree Preservation Order trees which are located along the eastern edge of site ONG.R2. Should this

West Ongar Concept Framework Plan

not be possible, opportunities to provide vehicular access to the Area from Epping Road (A414) should be explored, including through the potential to upgrade the existing access point.

Infrastructure

Development proposals should incorporate a movement strategy which takes account of the requirements of these sites and residential allocation ONG.R4. This should address both highways and active travel (walking and cycling) requirements. Prior to any planning application being submitted, the movement strategy should be developed and agreed with the promoters of ONG.R4 and address the following matters:

- the need for any highways upgrades to the A414 Four Wantz Junction, which should be agreed with Essex County Council;
- pedestrian and cycling routes between sites ONG.R1, ONG.R2 and ONG.R4, Ongar Small District Centre, and key services and facilities in the northern part of Ongar; and
- how the proposed pedestrian and cycle routes will integrate with the existing pedestrian and cycle networks, including the existing public footpath along the western boundary of the Concept Framework Plan Area.

Any planning application should make provision for the delivery of any works identified in the movement strategy as part of the development or make contributions to the Council or the highways authority (Essex County Council) in lieu. The costs borne in implementing the movement strategy should be shared by the promoters of these sites and residential allocation ONG.R4 with appropriate measures being put in place to equalise the contributions. Through implementation of the movement strategy, the Council (Essex County Council) and the site promoters should work collaboratively and proactively to ensure that any on-site and off-site infrastructure is provided, subject to viability considerations, ahead of or in tandem with the development it supports to mitigate any impacts of the development proposals, meets the needs of new/existing residents and establishes sustainable movement patterns.



































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 south western edge of the site will need to be strengthened.

Buckhurst Hill



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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.

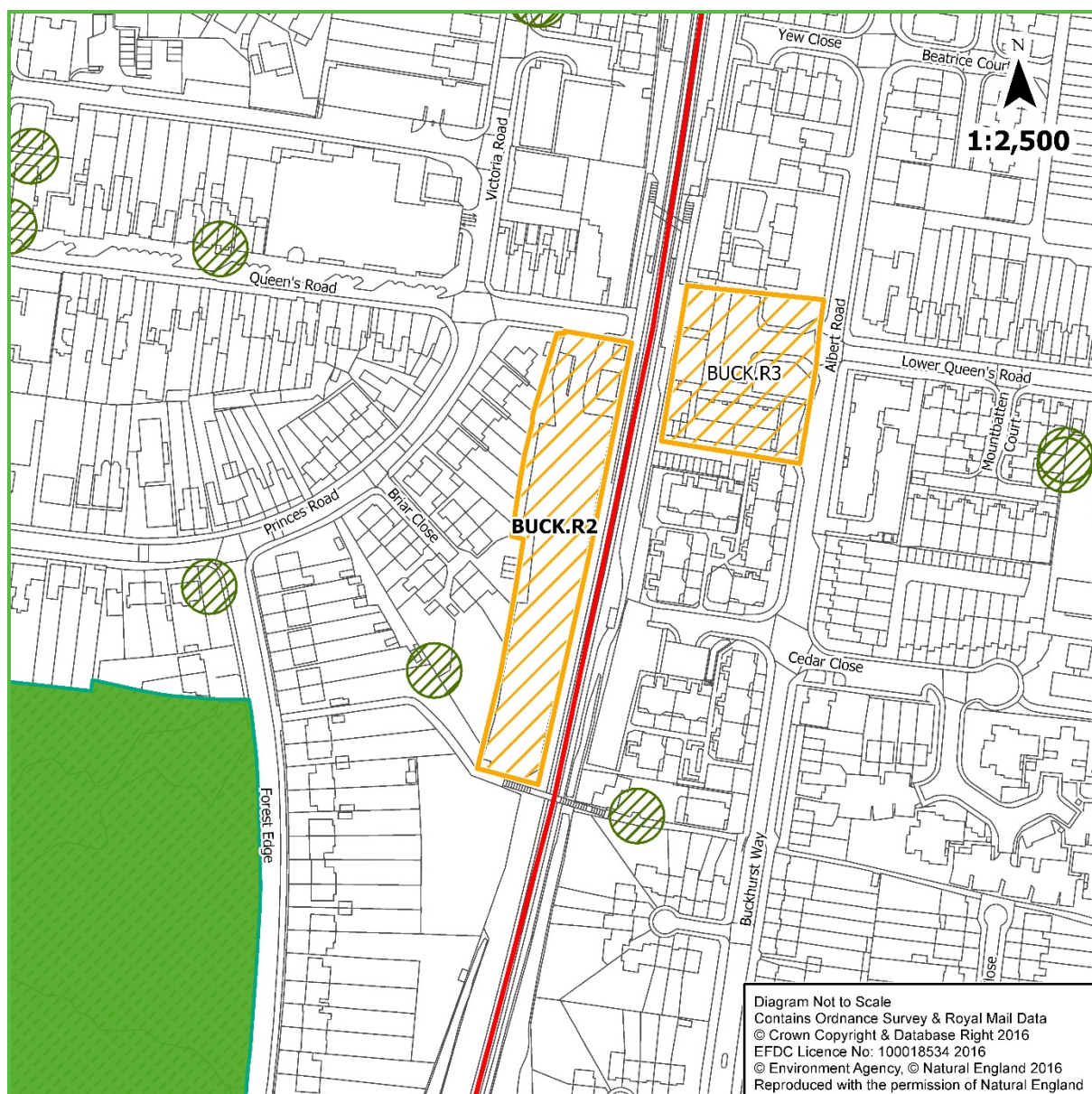
Heritage

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

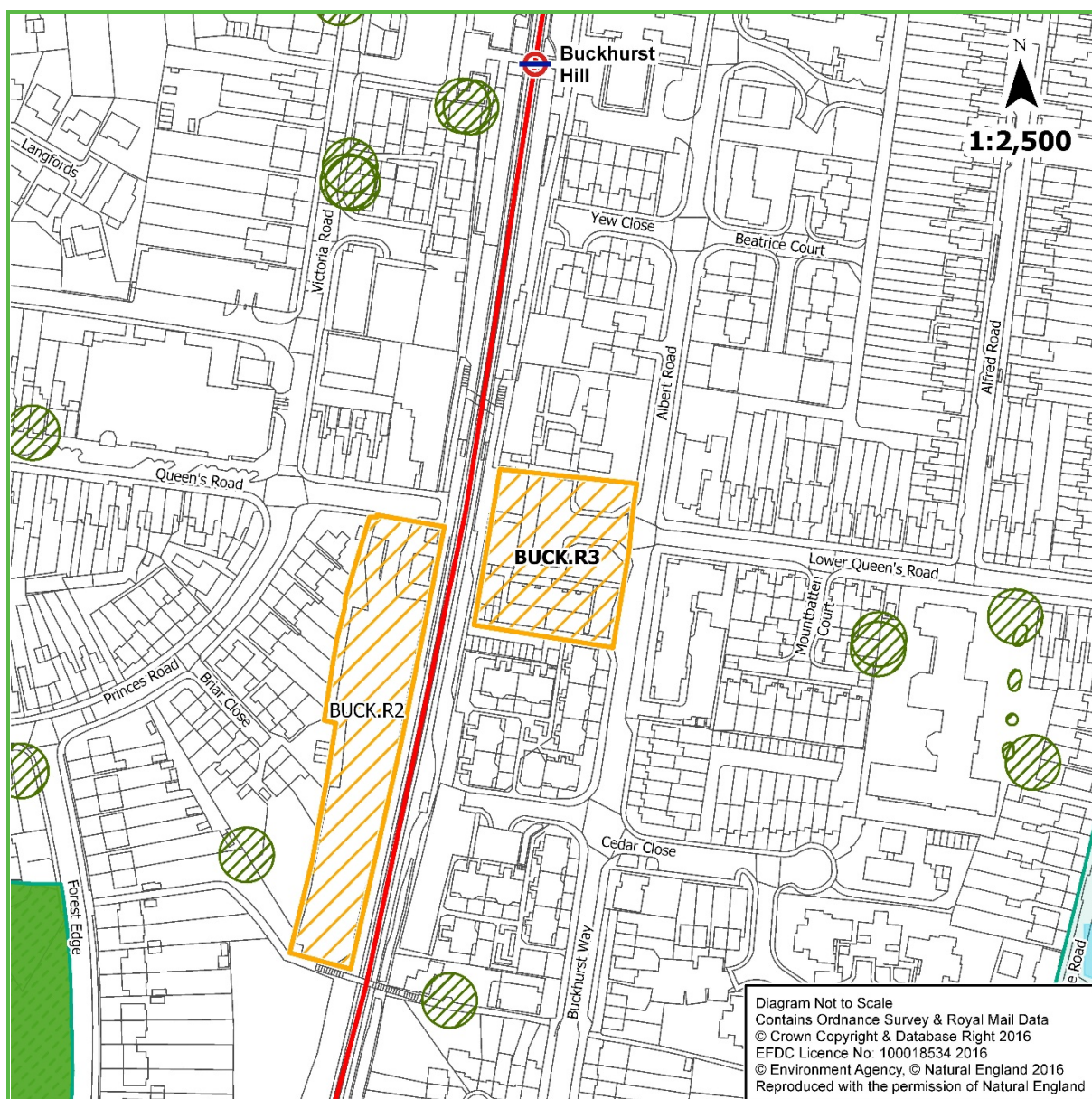
The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should mitigate noise impacts through careful design and layout. This could include orientating built development away from areas most affected, providing planting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

Indicative Development Area (Ha) 0.30

Indicative Net Density (DpH) 130

Approximate Net Capacity (Dwellings) 15

Site Description:

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.

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.

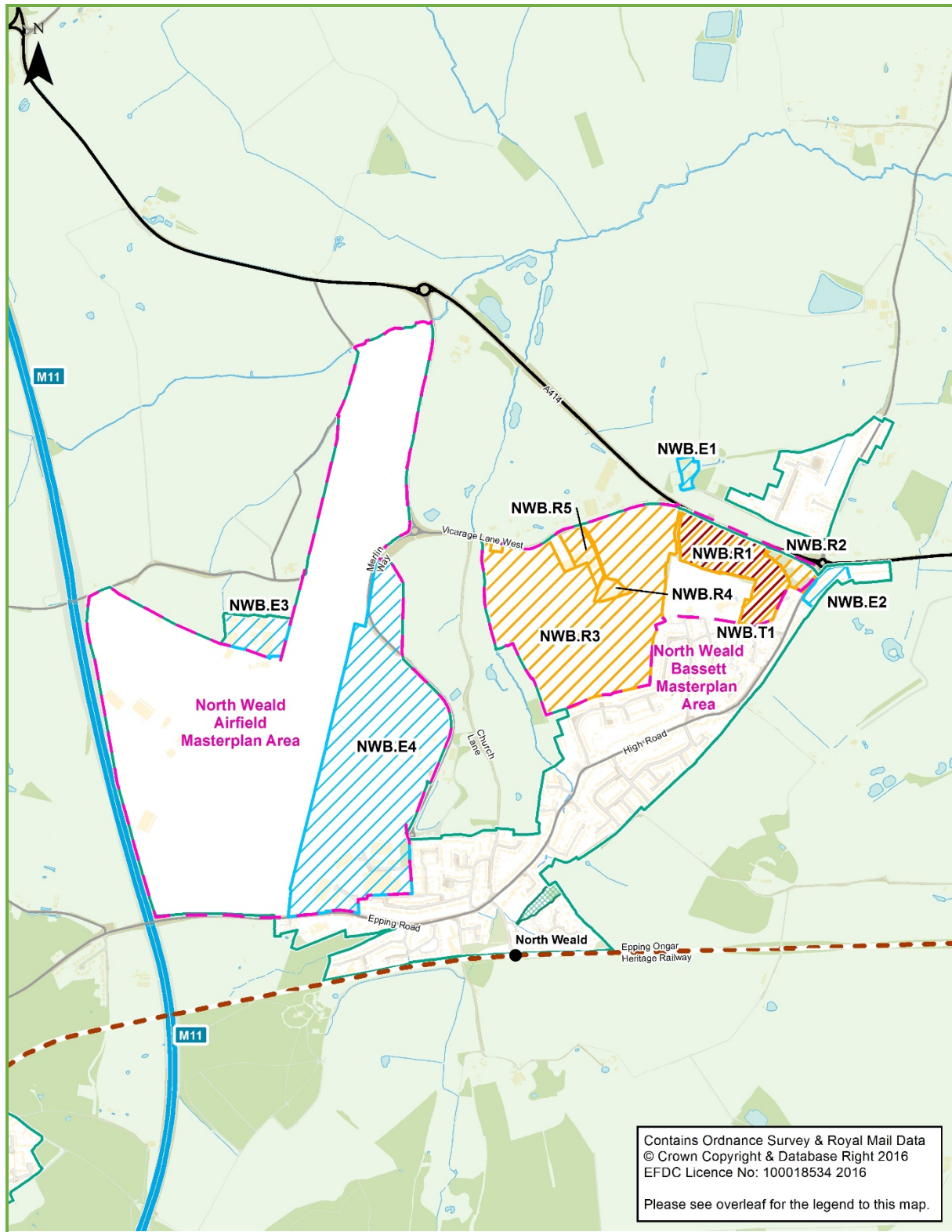
On-site Constraints

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.

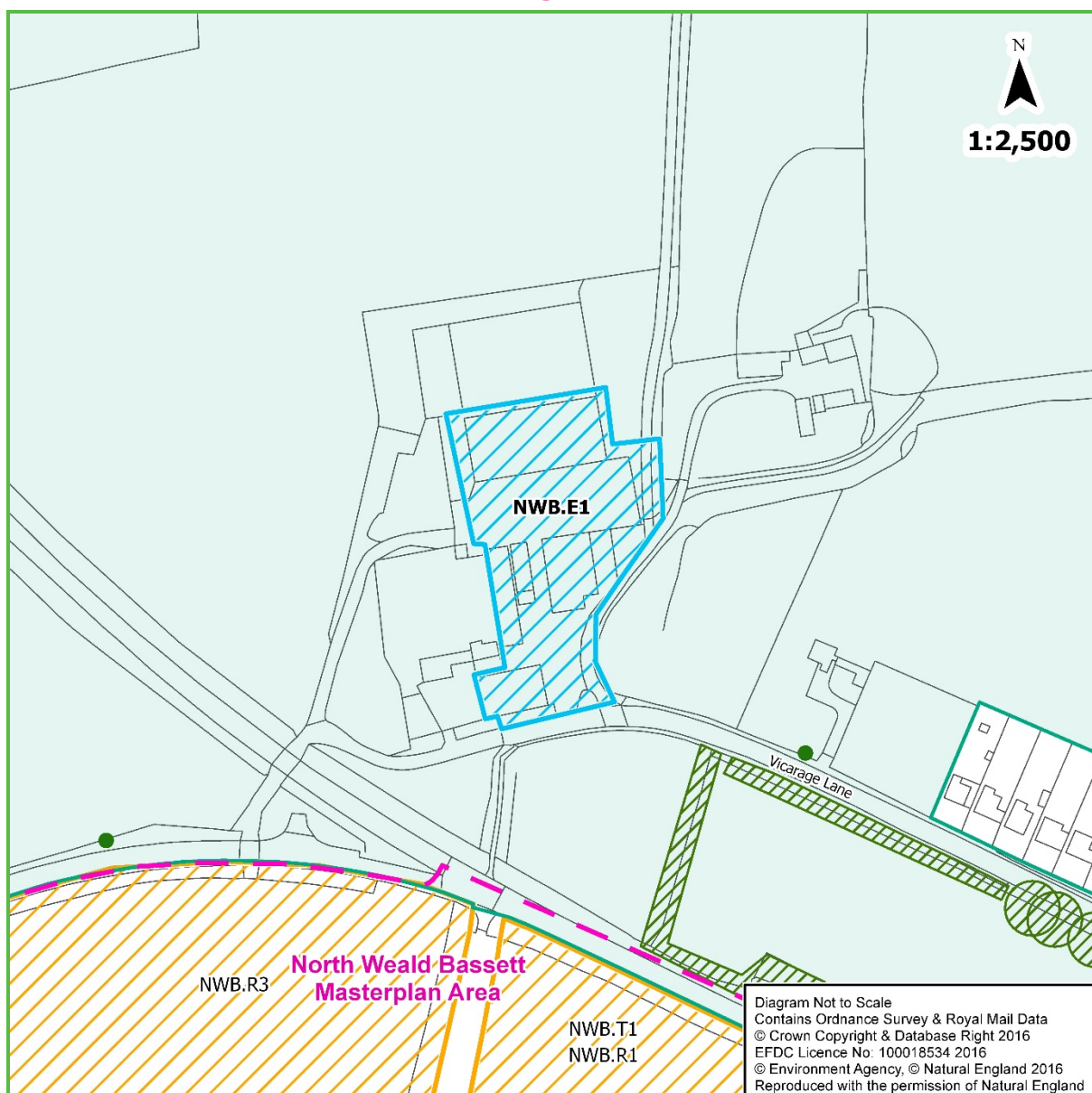
North Weald Bassett



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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)

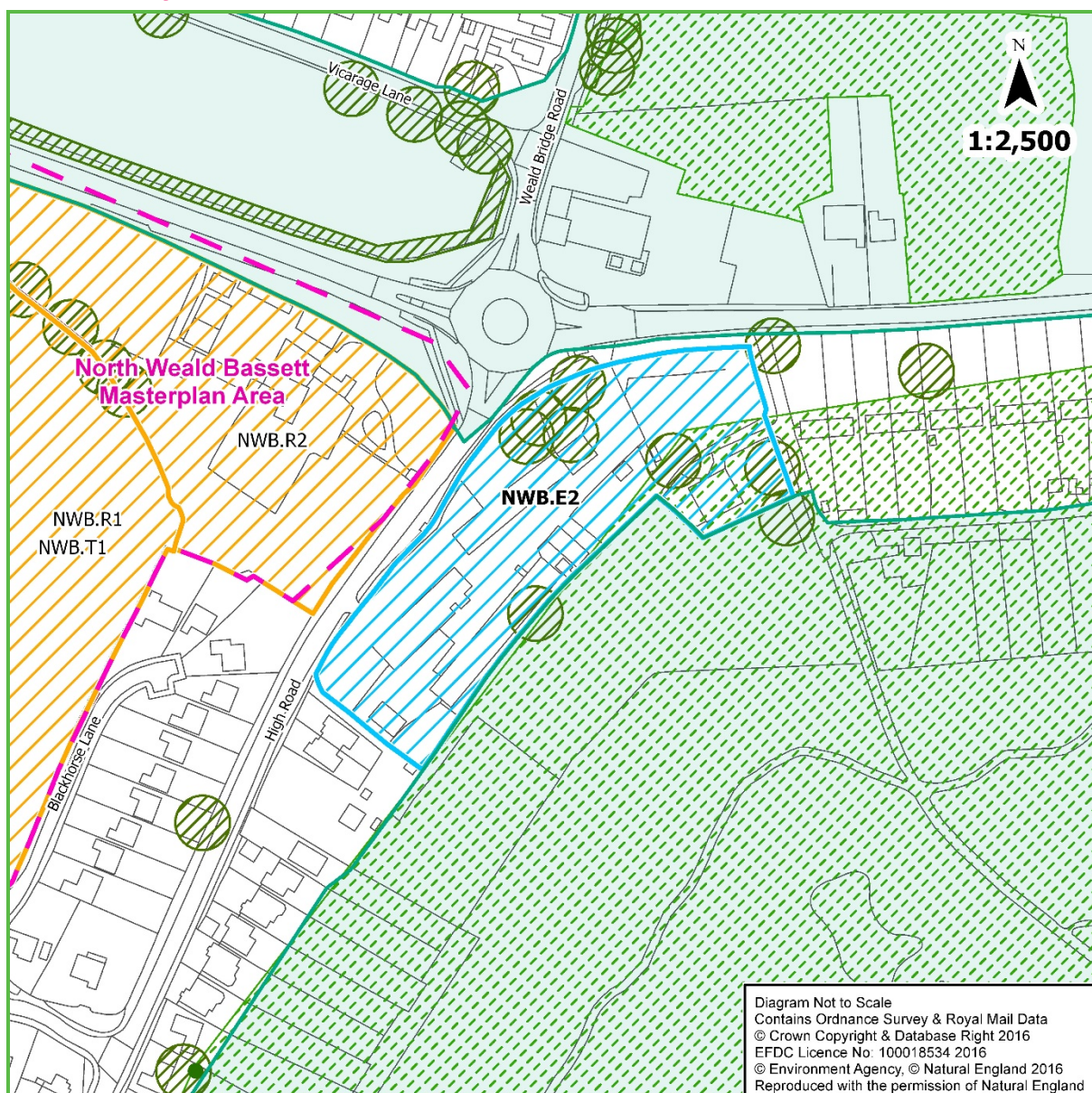
0.63

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)

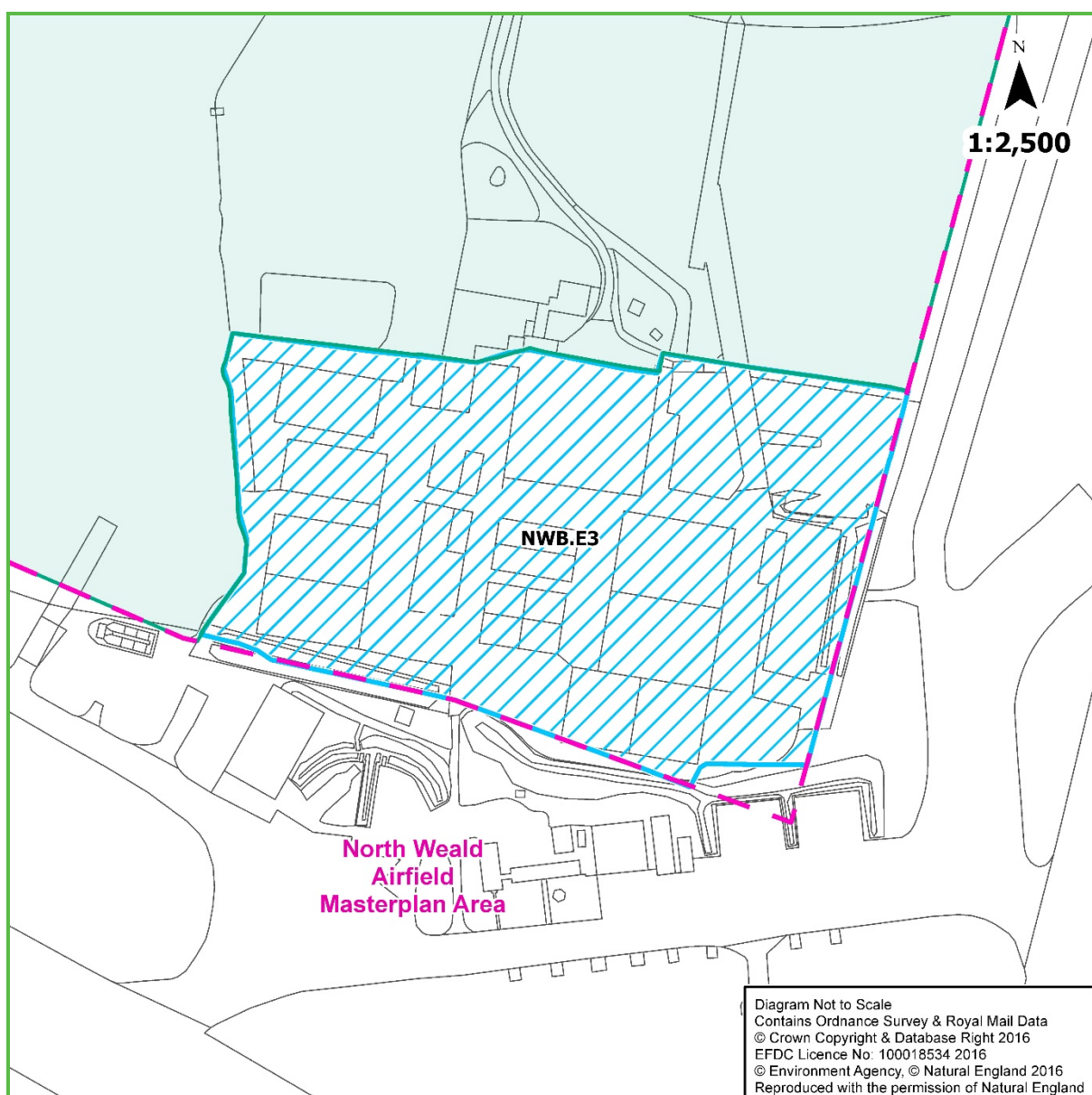
1.10

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)

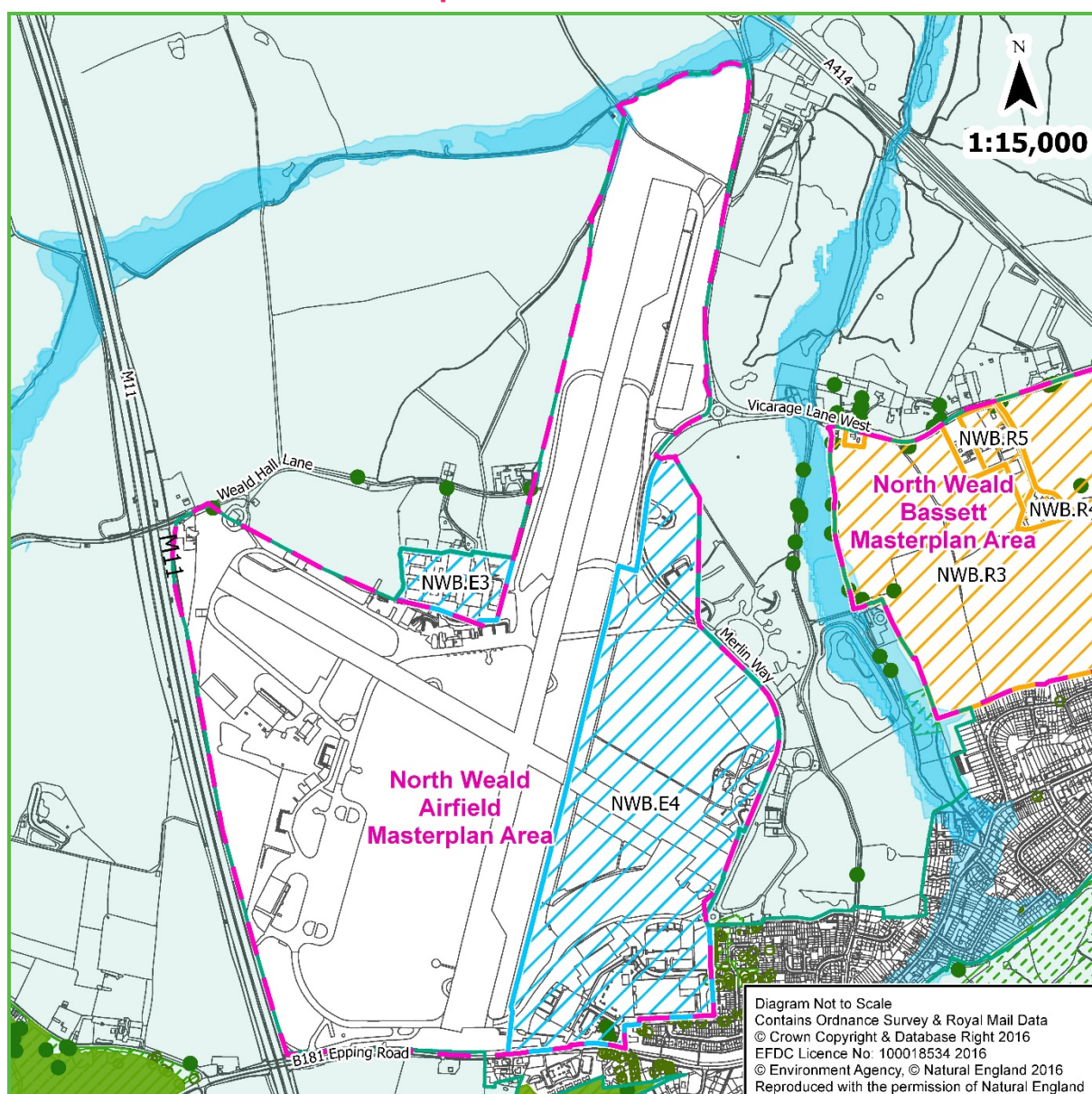
3.31

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.

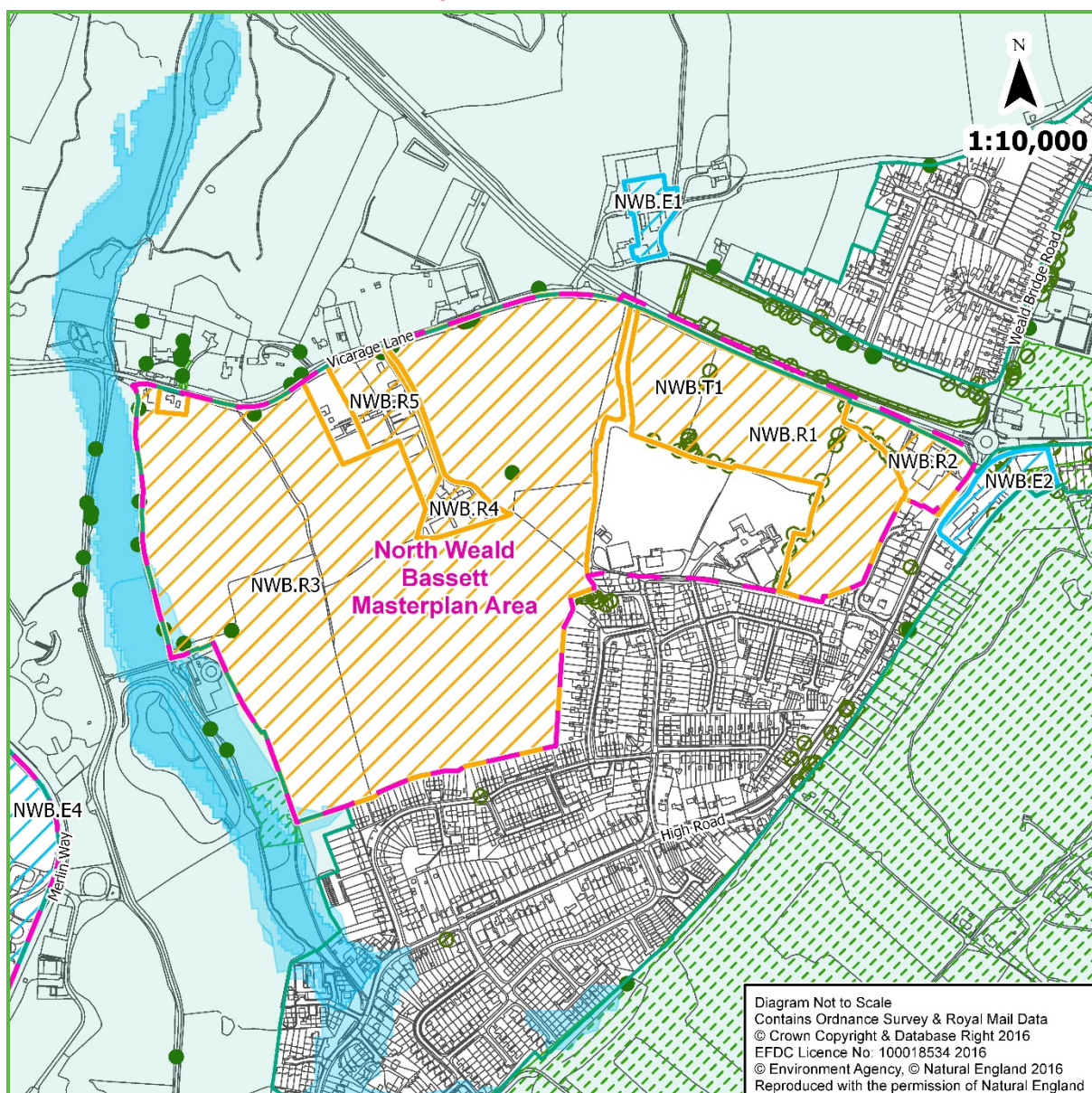
North Weald Airfield Masterplan



Settlement: North Weald Bassett		Proposed Use: Employment
Masterplan Area (Ha)	149.39	Site Description: 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.
Indicative Development Area (Ha)	40.8	
Minimum New Employment Floorspace (B1/B2/B8)(sqm)	10,000	
Site Allocations included in Masterplan: 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.

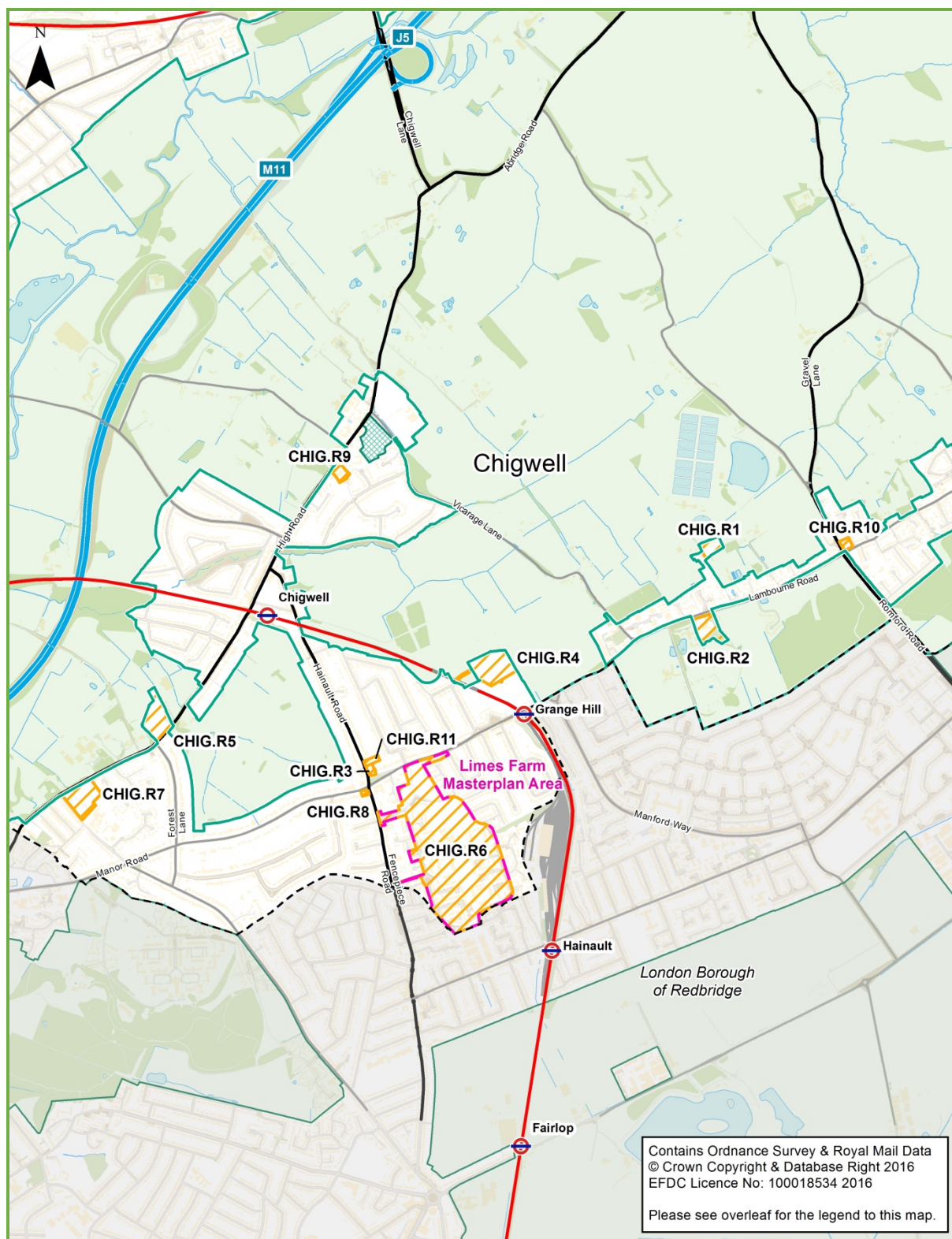
North Weald Bassett Masterplan





































Settlement: North Weald Bassett		Proposed Use: Residential	
Masterplan Area (Ha)	53.06	Site Description: 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.	
Indicative Development Area (Ha)	43.27		
Minimum Net Capacity	1,050		
Site Allocations included in Masterplan:			
<div><div><ul style="list-style-type: none">● NWB.R1 Land at Bulmans● NWB.R2 Land at Tylers Farm</div><div><ul style="list-style-type: none">● NWB.R3 Land South of Vicarage Lane● NWB.R4 Land at Chase Farm</div><div><ul style="list-style-type: none">● NWB.R5 Land at The Acorns● NWB.T1 Land West of Tylers Green</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.

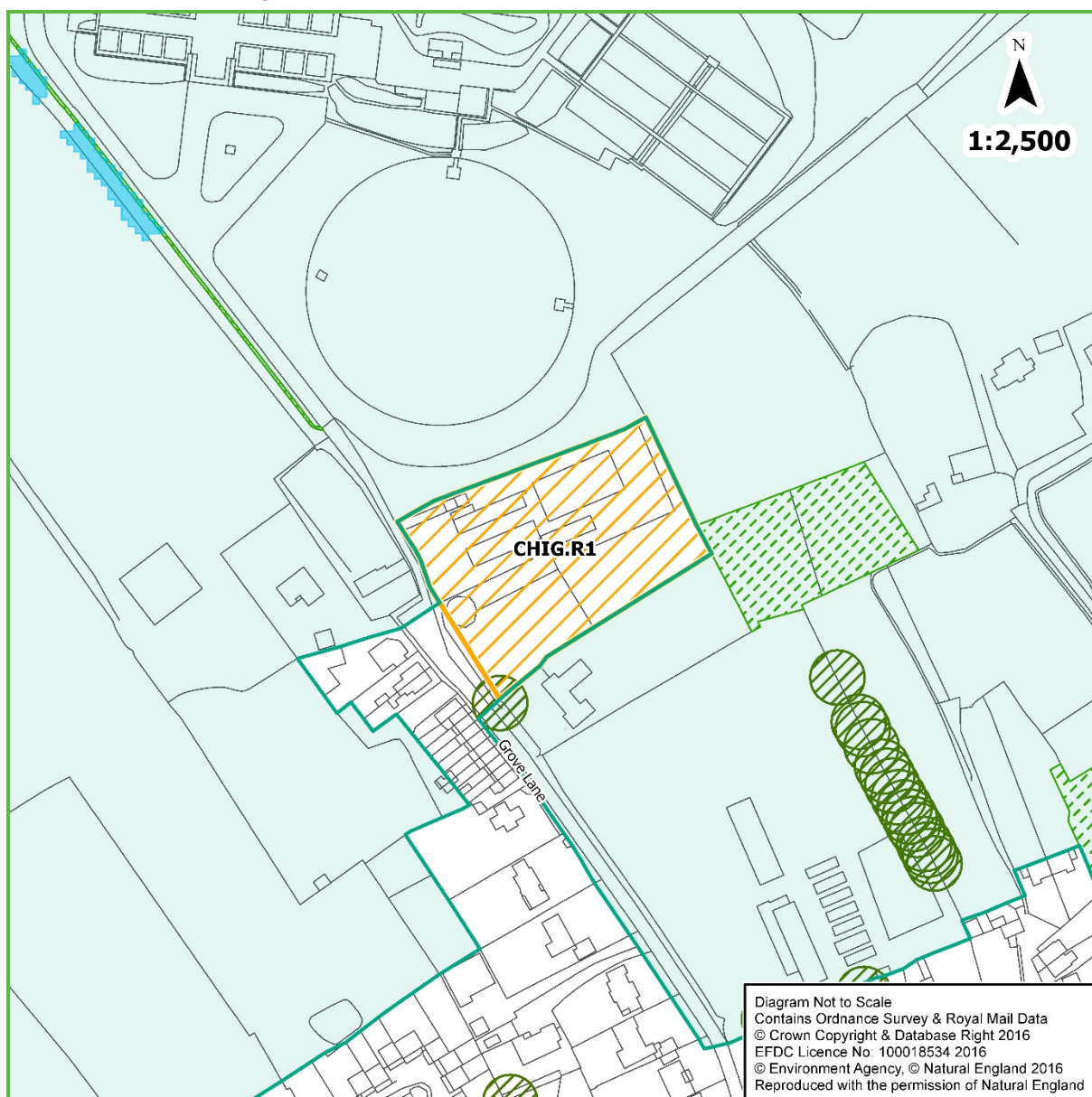
Chigwell



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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

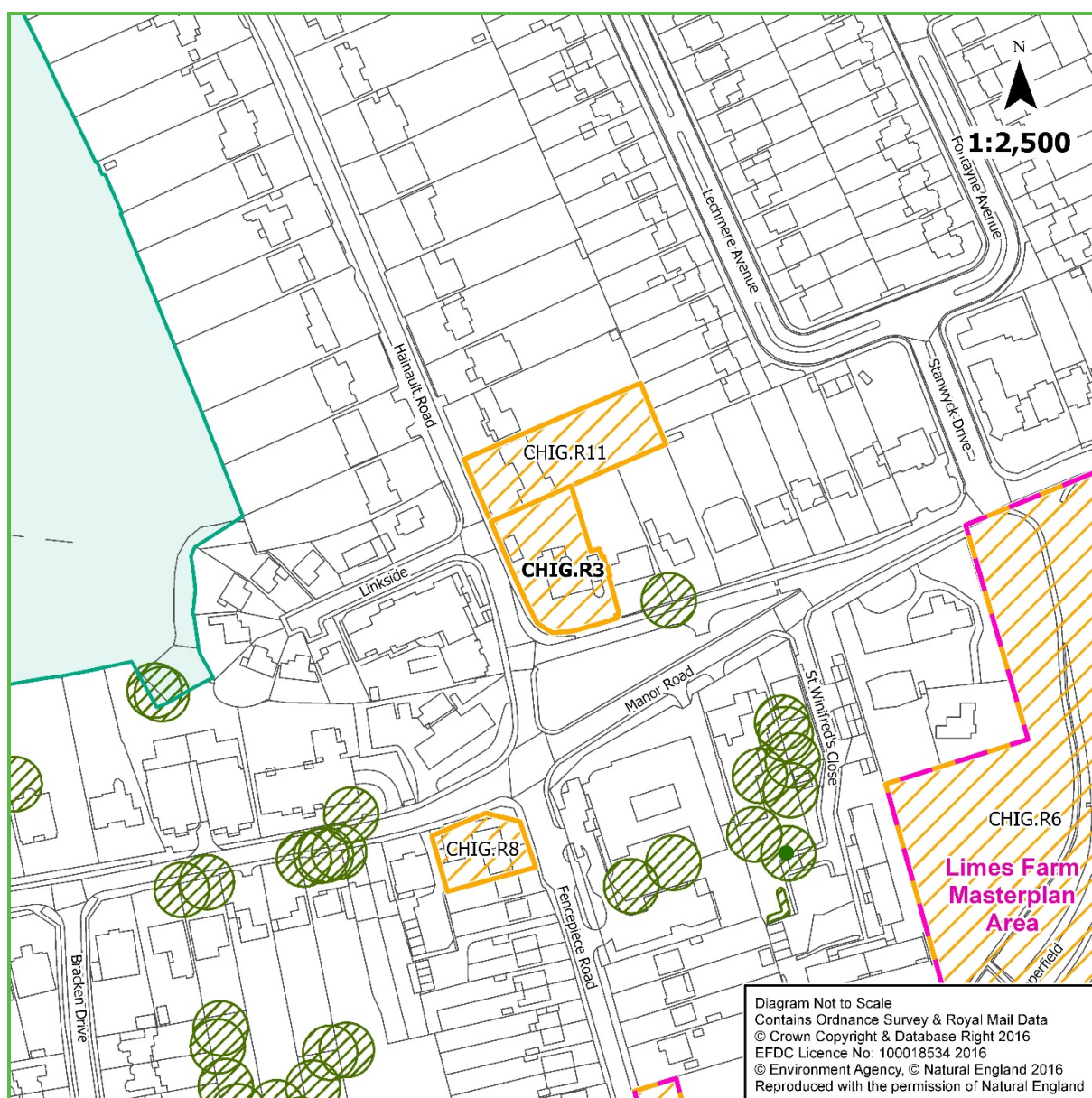


Site Address: Lambourne Road, Chigwell, Essex, IG7 6HX

Settlement: Chigwell		Proposed Use: Residential
Size (Ha)	1.32	Site Description: 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.
Indicative Development Area (Ha)	N/A	
Indicative Net Density (DpH)	N/A	
Net Capacity (Dwellings)	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

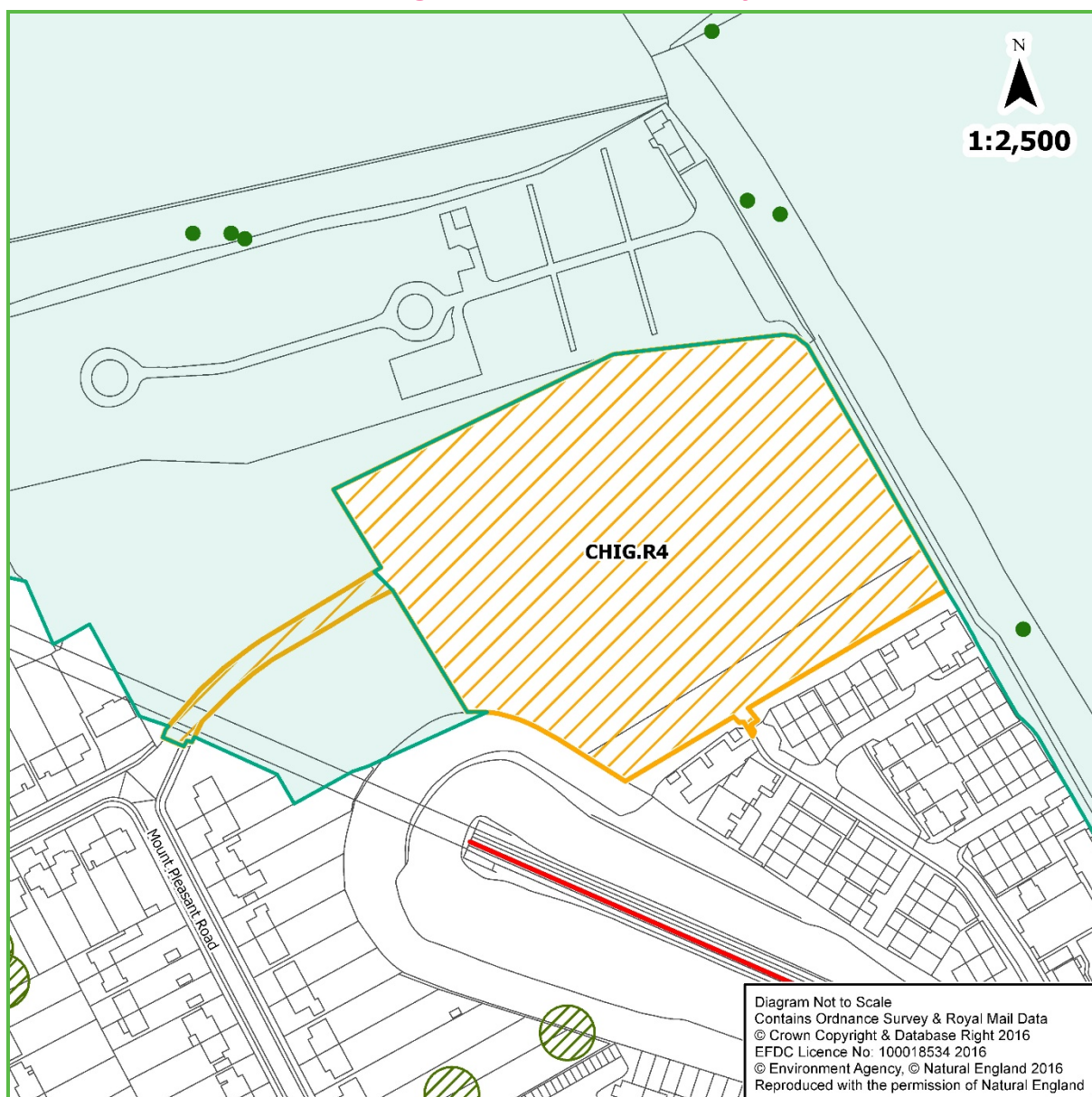


Site Address: 126 Manor Road, Chigwell, Essex, IG7 5PR

Settlement: Chigwell		Proposed Use: Residential
Size (Ha)	0.15	Site Description: 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.
Indicative Development Area (Ha)	N/A	
Indicative Net Density (DpH)	N/A	
Net Capacity (Dwellings)	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

Settlement: Chigwell		Proposed Use: Residential
Size (Ha)	2.33	Site Description: 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.
Indicative Development Area (Ha)	2.33	
Indicative Net Density (DpH)	50	
Approximate Net Capacity (Specialist Dwellings)	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.

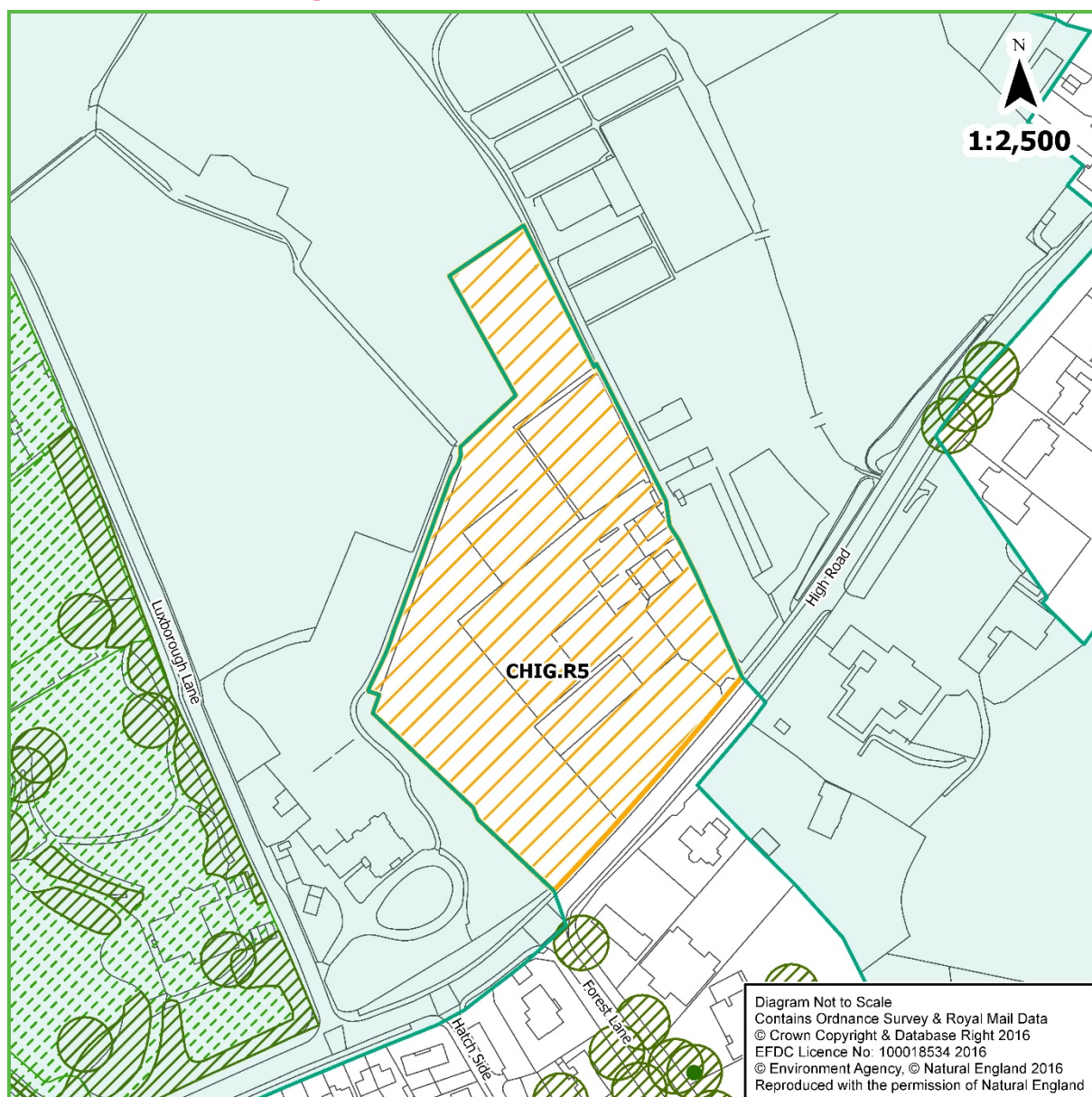
Infrastructure

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	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.
Indicative Development Area (Ha)	1.66	
Indicative Net Density (DpH)	44	
Approximate Net Capacity (Dwellings)	65	

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.

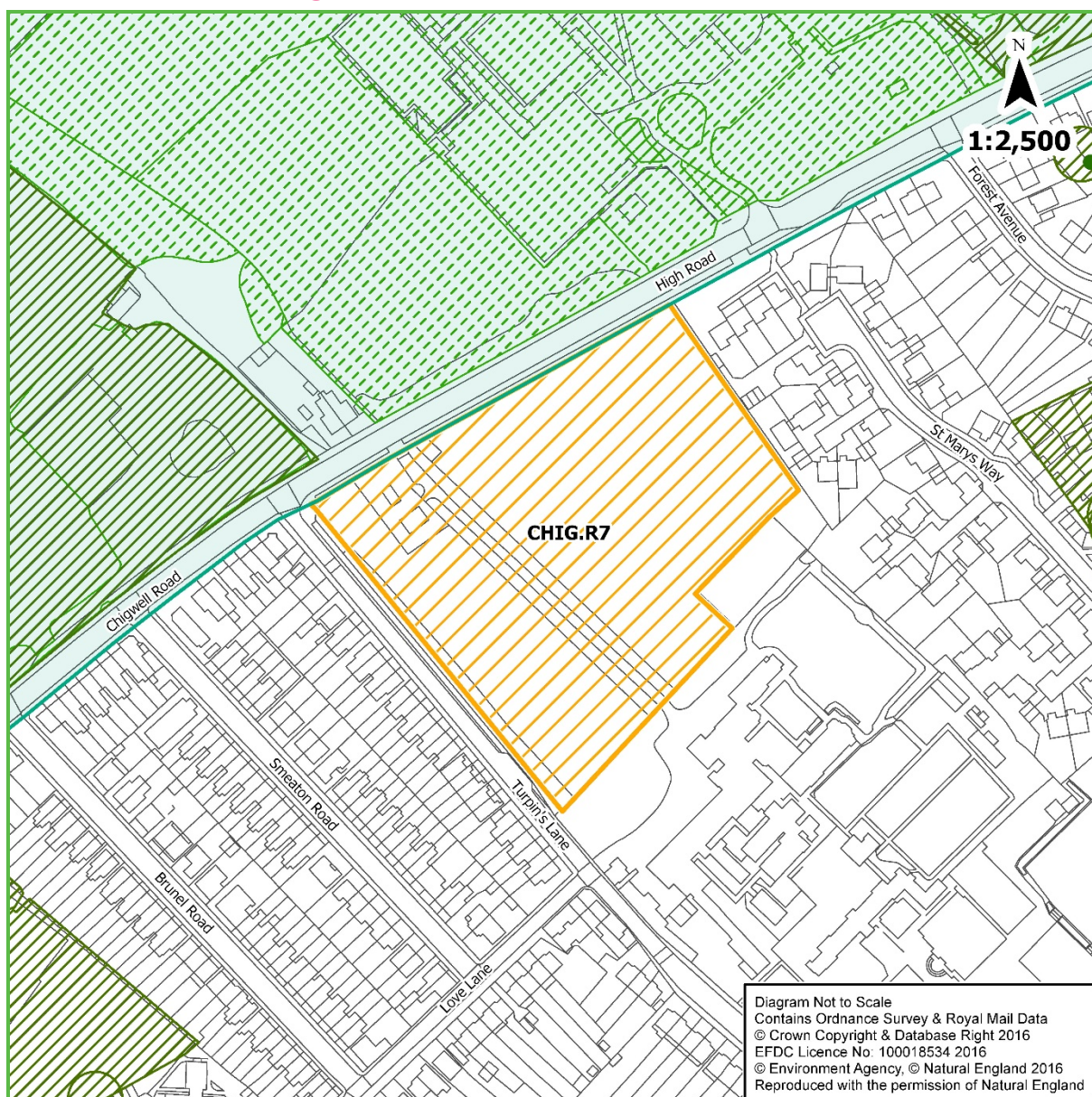
On-site Constraints

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

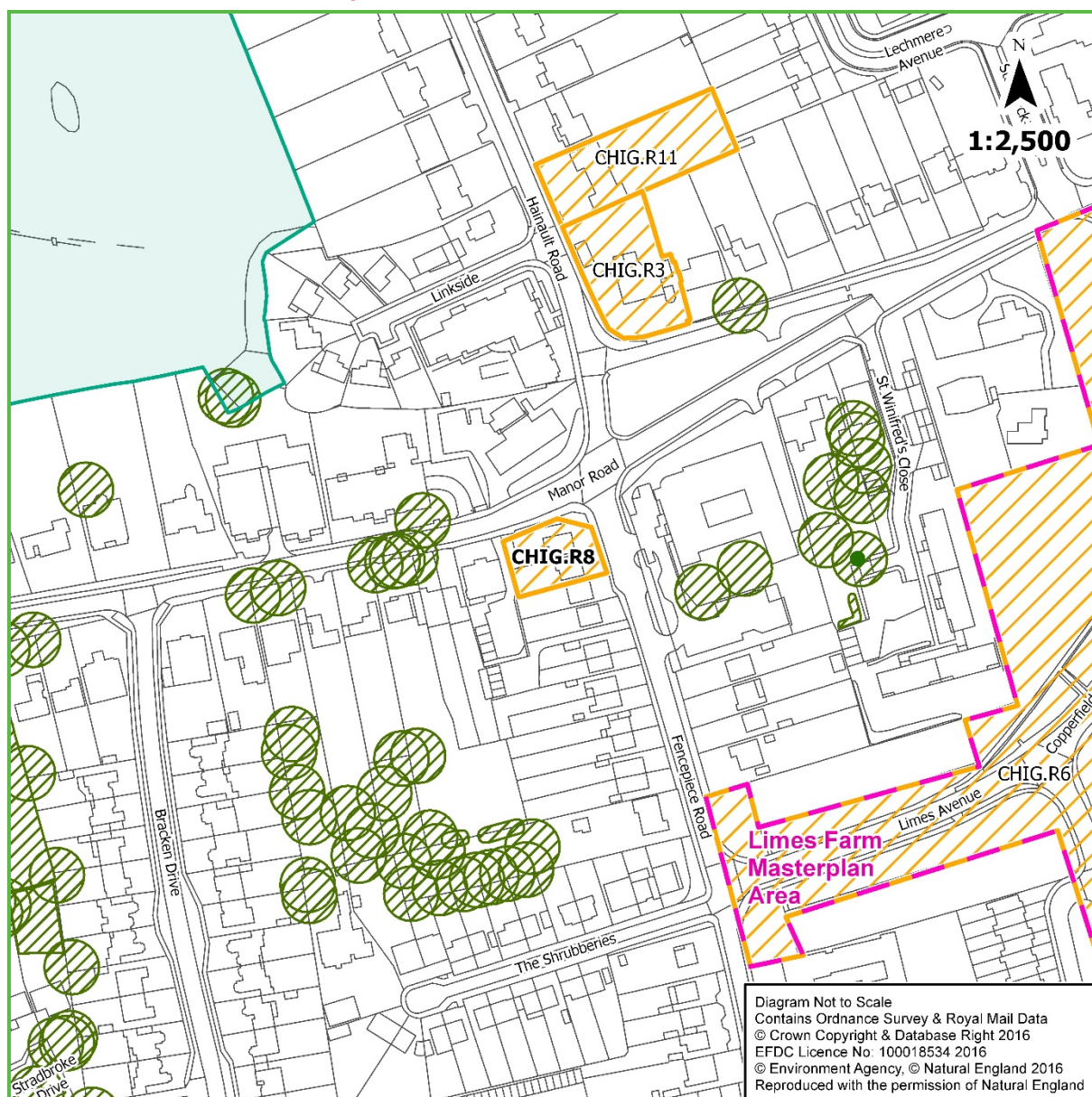
Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

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

Settlement: Chigwell		Proposed Use: Residential
Size (Ha)	0.07	Site Description: 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.
Indicative Development Area (Ha)	0.07	
Indicative Net Density (DpH)	117	
Approximate Net Capacity (Dwellings)	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

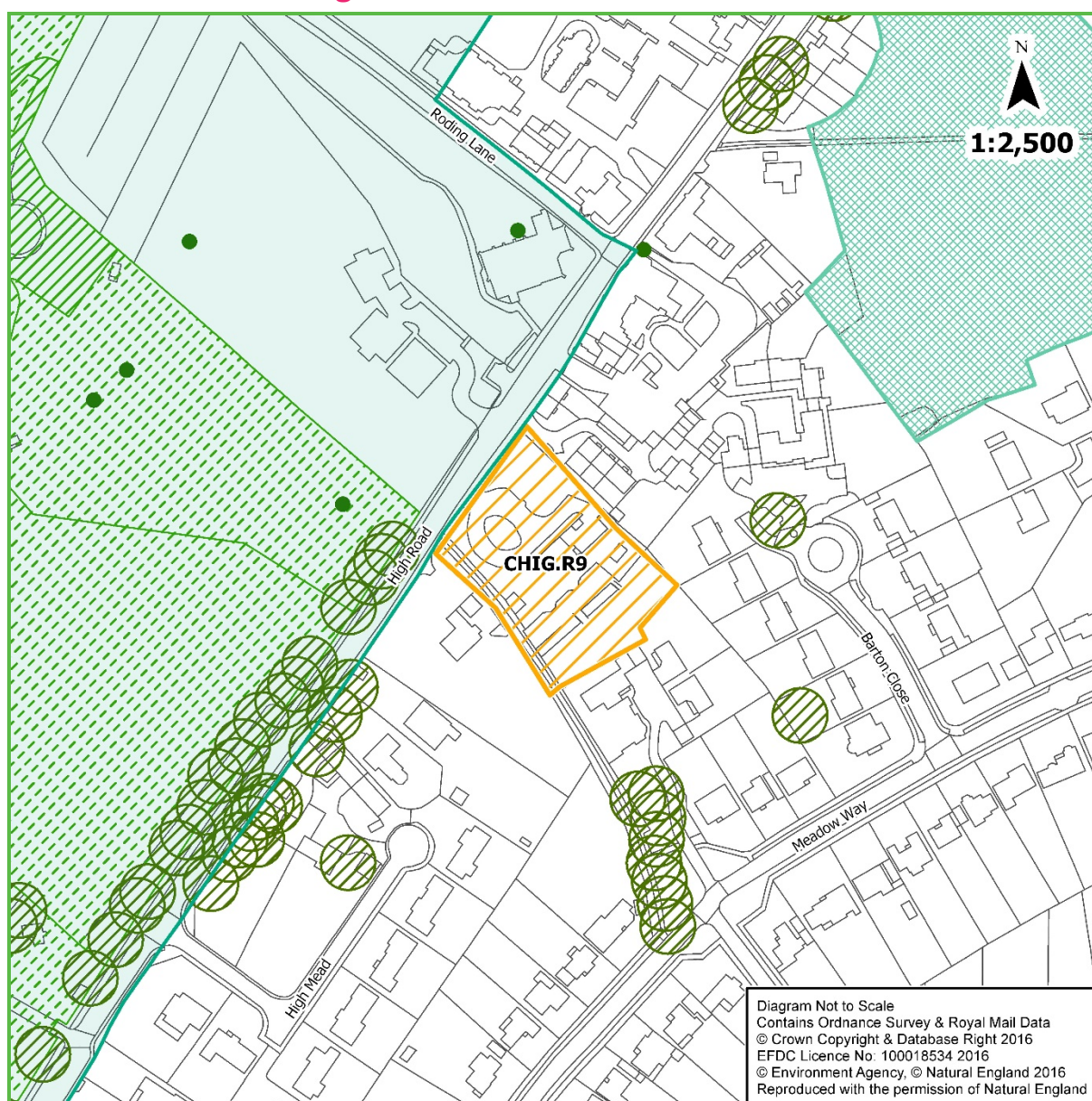
Ecology

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	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.
Indicative Development Area (Ha)	0.19	
Indicative Net Density (DpH)	62	
Approximate Net Capacity (Dwellings)	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.R10 The Maypole

Development Guidance

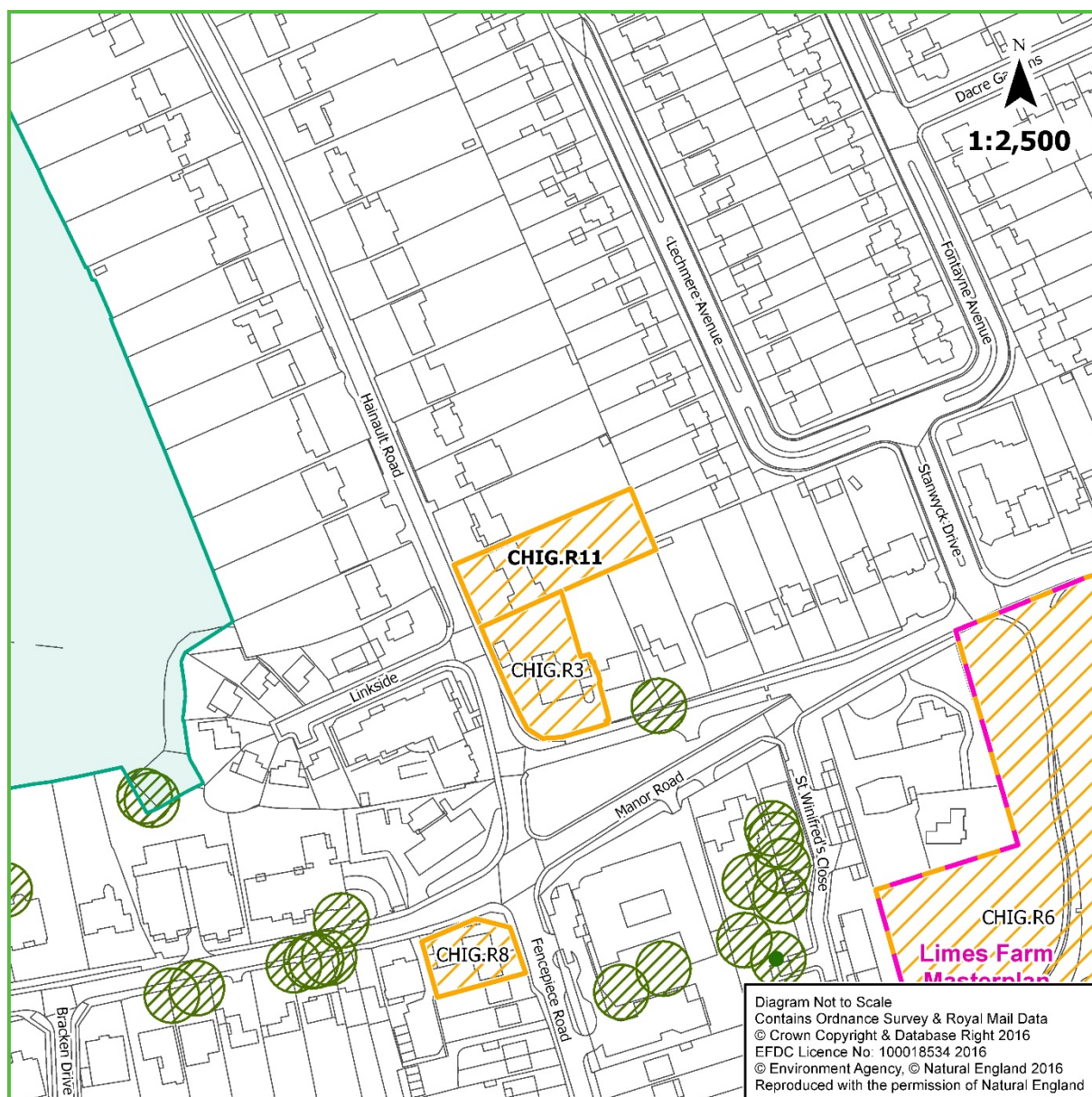
Ecology

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

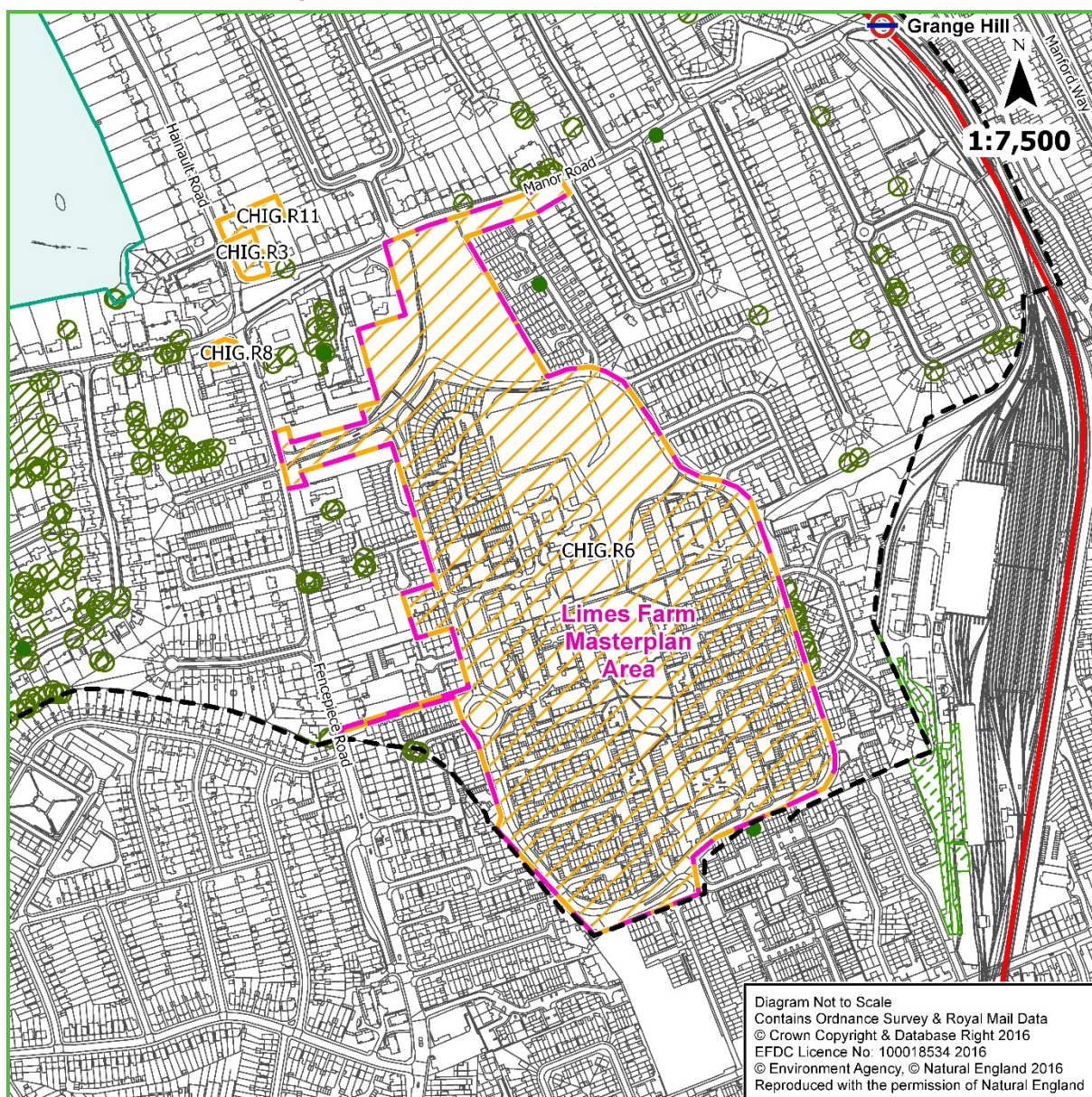
Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

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.

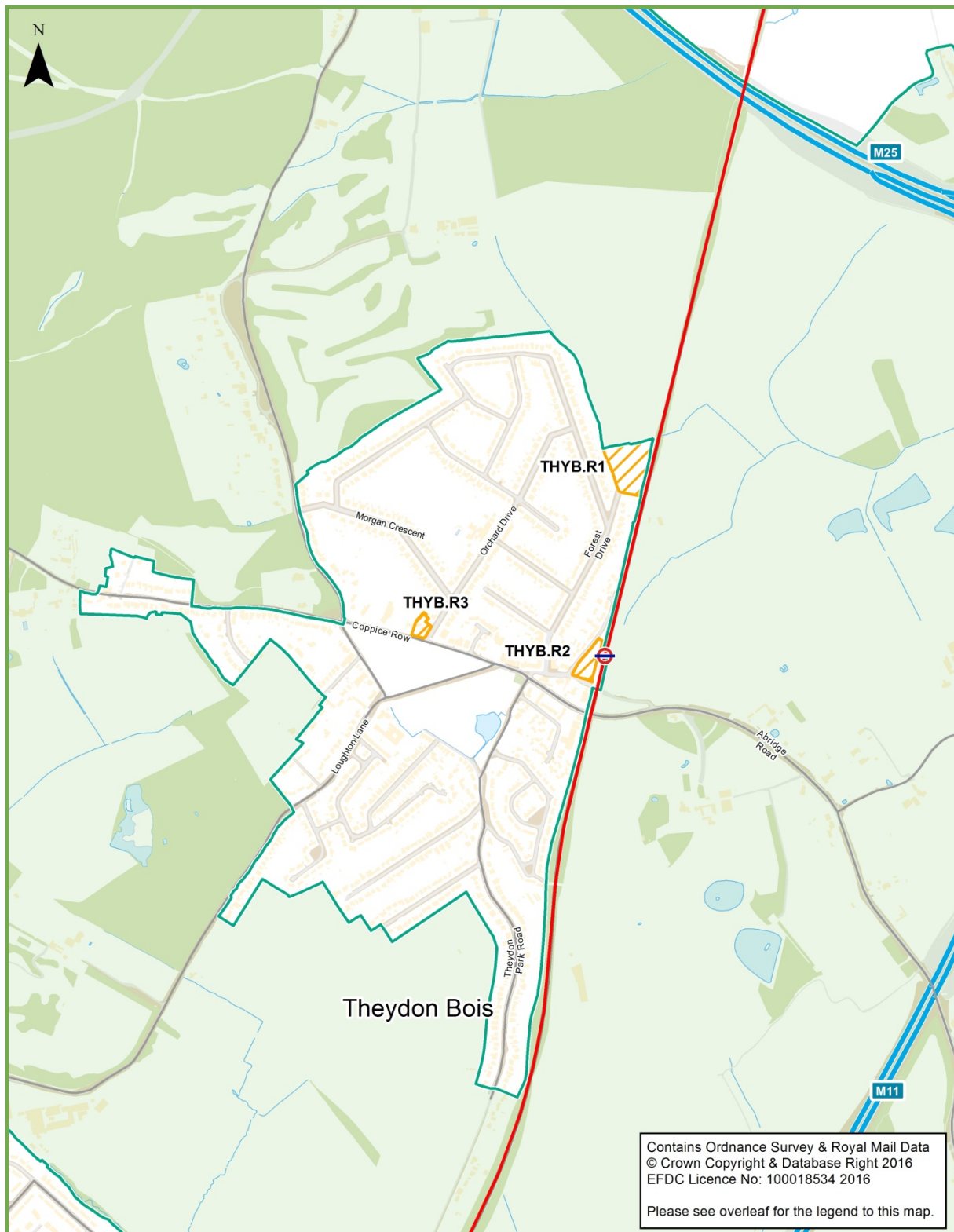
Limes Farm Masterplan





































Settlement: Chigwell		Proposed Use: Residential
Masterplan Area (Ha)	22.59	Site Description: 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.
Indicative Development Area (Ha)	22.57	
Minimum Net Capacity over the Plan period (Dwellings)	100	
Site Allocation included in Masterplan: 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.

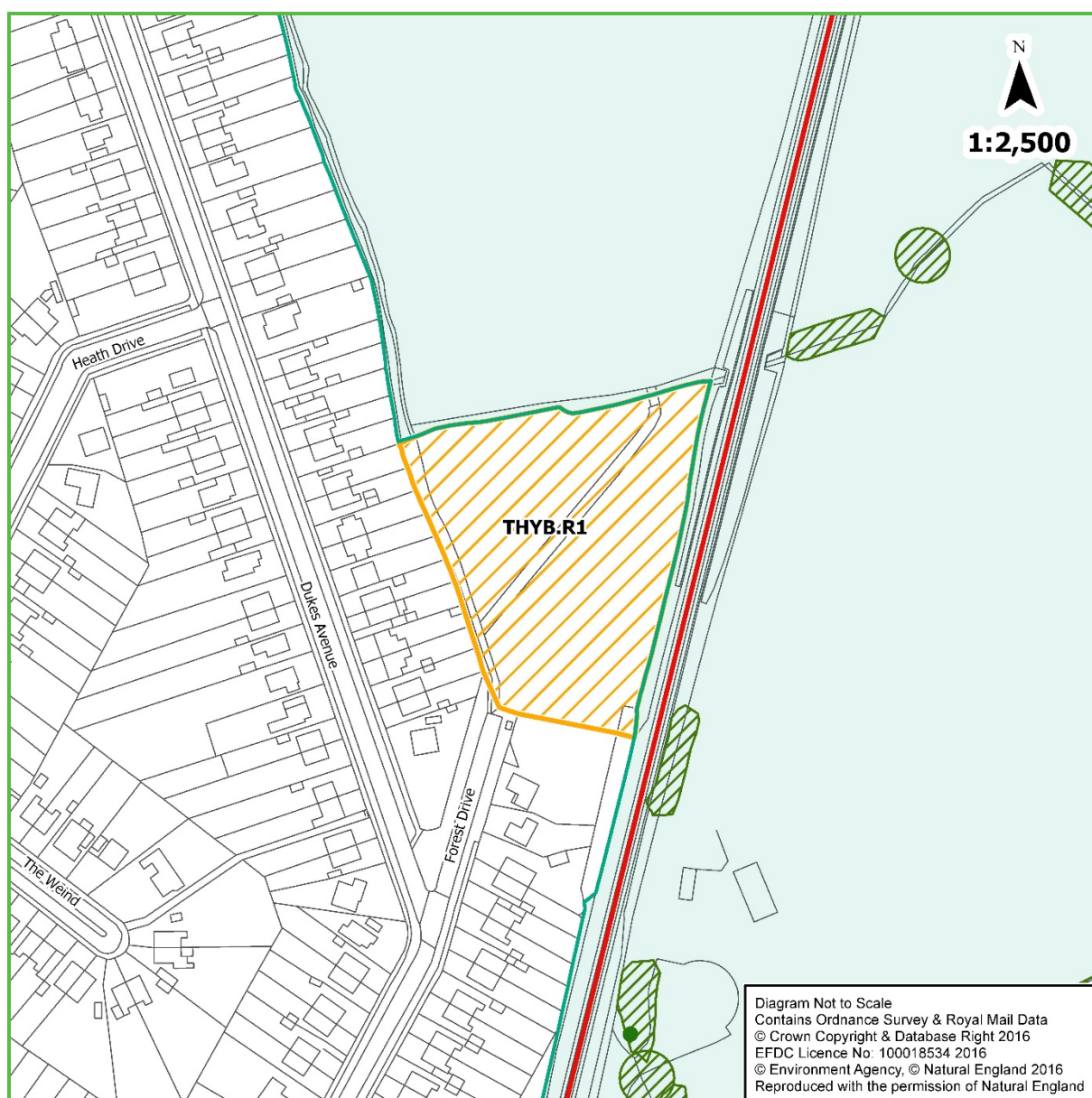
Theydon Bois



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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.

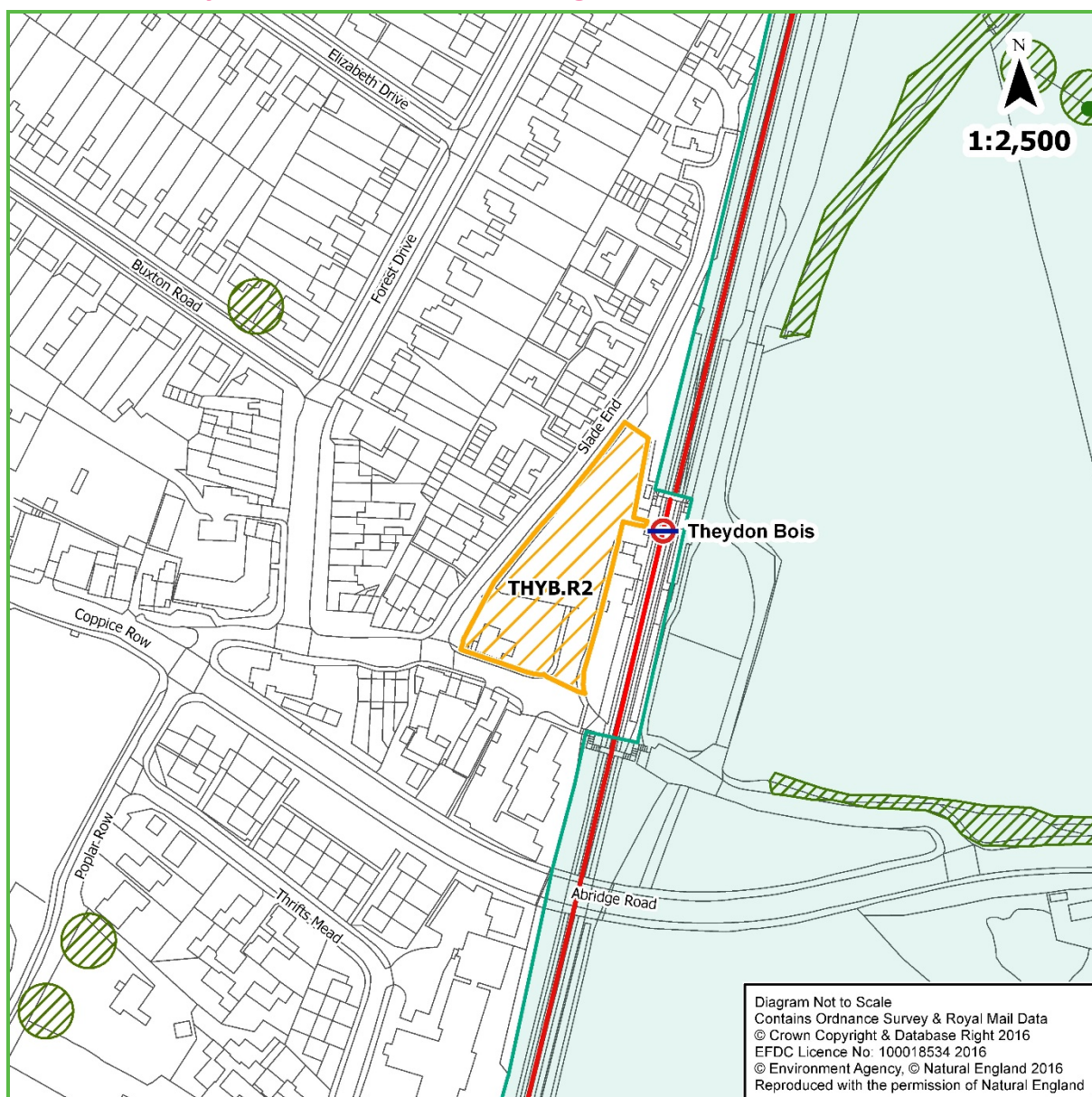
Infrastructure

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

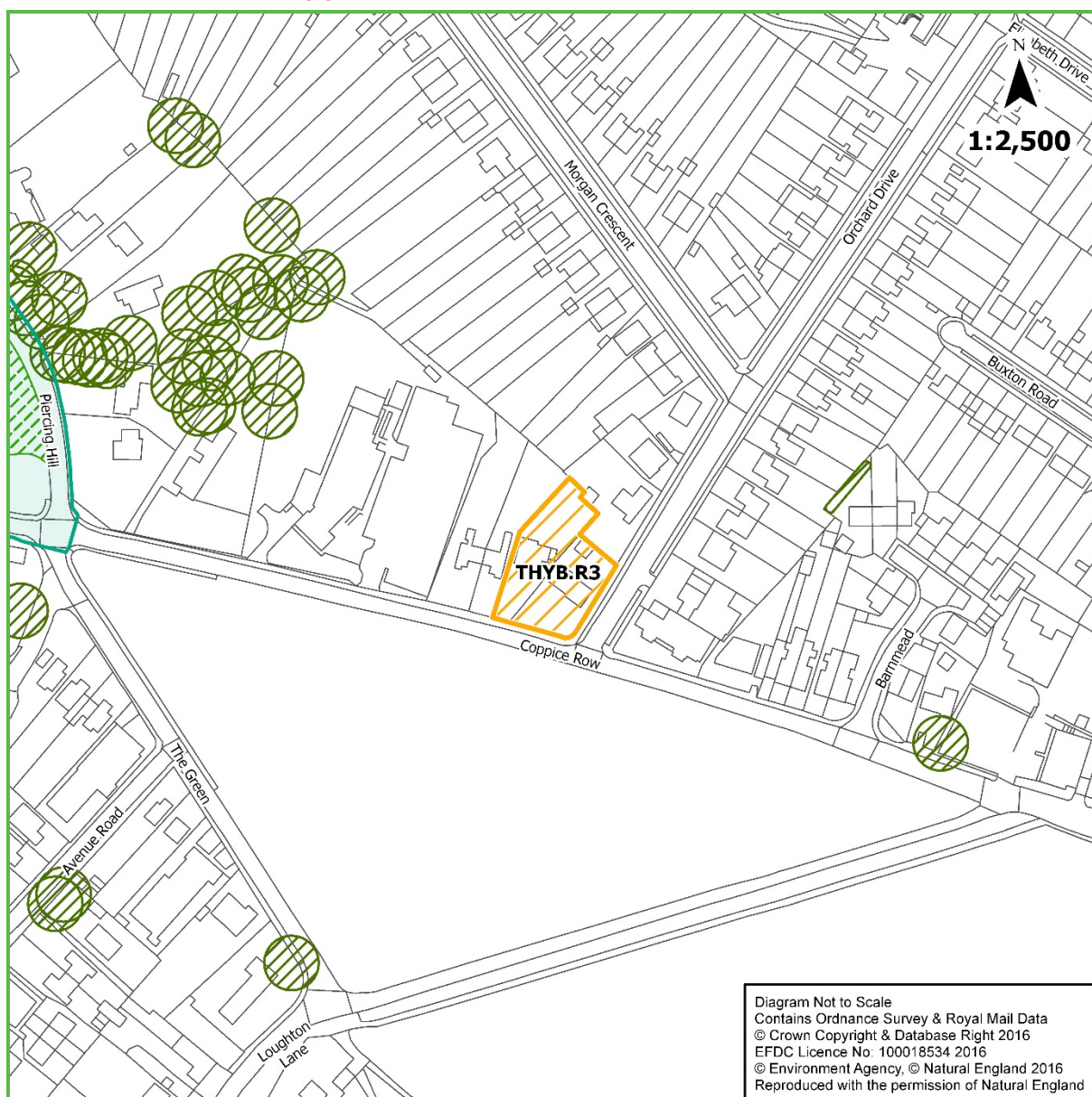
The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should mitigate noise impacts through careful design and layout. This could include orientating built development away from areas most affected, providing planting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

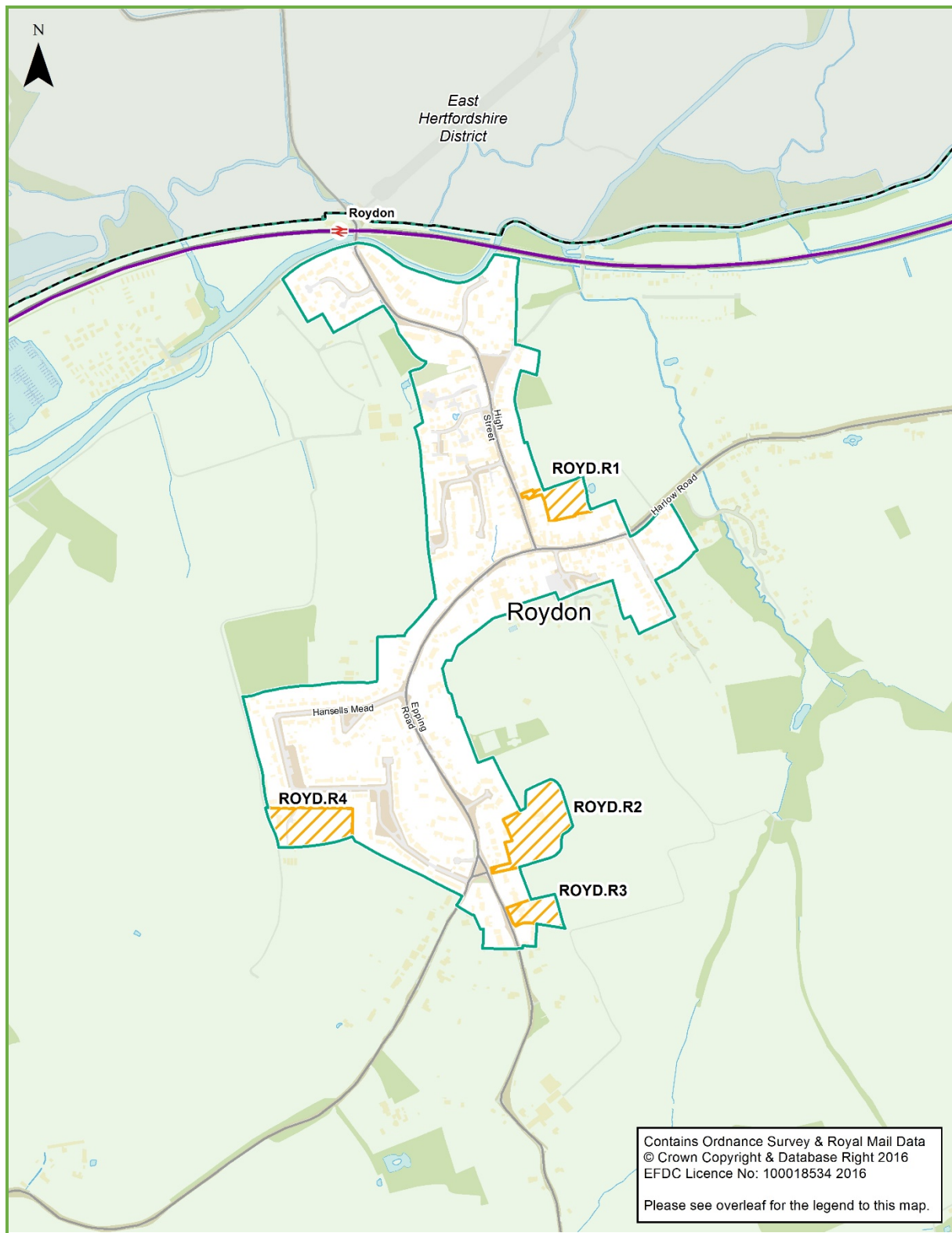
THYB.R3 Land at Coppice Row

Development Guidance








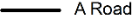










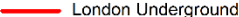
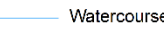














Ecology

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.

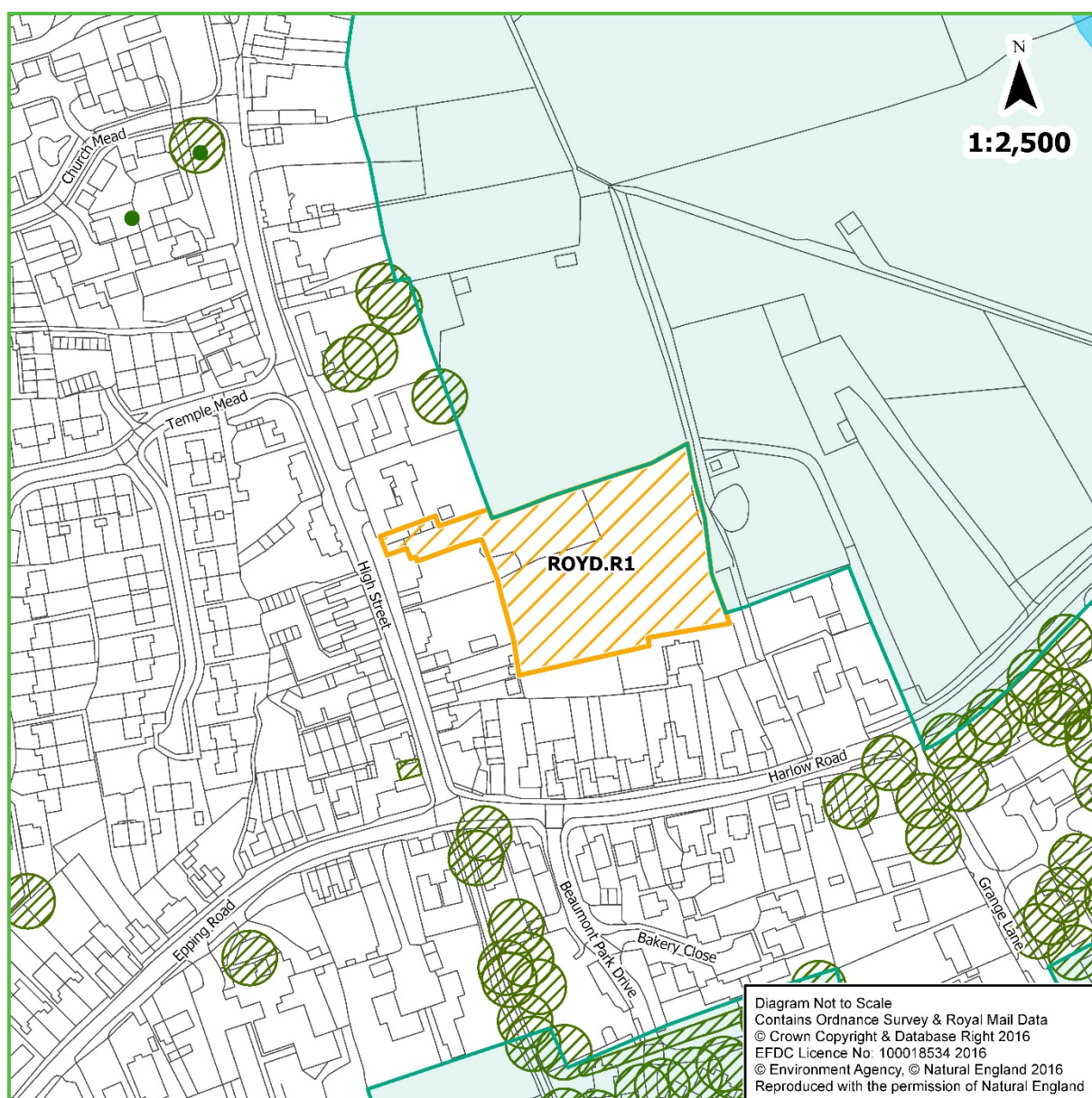
Roydon



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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	

ROYD.R1 The Old Coal Yard



Site Address: 32 High Street, Roydon, Essex

Settlement: Roydon

Proposed Use: Residential

Size (Ha) 0.53

Indicative Development Area (Ha) 0.53

Indicative Net Density (DpH) 15

Approximate Net Capacity (Dwellings) 7

Site Description:

The site is greenfield land. It is bounded by residential development to the west, south and east with 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 requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

ROYD.R1 The Old Coal Yard**Development Requirements****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, as appropriate, seek to incorporate, retain and, where possible, enhance existing hedgerows and/or tree belts, providing additional screening from the wider landscape where relevant.

Heritage

Development of the site may impact upon the settings of nearby Grade II Listed Buildings on High Street and Harlow Road, including Old Post Office, The Forge, The Old Forge, House adjoining The Niche to the west, The Niche, Dowsetts House and Mead View. Development proposals which may affect the settings of these heritage assets should sustain or enhance their significance including the contribution made by their setting. Development proposals should preserve the special architectural or historic interest of these Listed Buildings and their settings, including through appropriate layout and high quality design/materials.

This site is located within the Roydon Village Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials. An assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site.

On-site Constraints

The site has potential site access constraints. Development proposals should consider the need to widen the existing access from High Street in order to ensure a safe access point which has sufficient capacity for the development it serves.

Green Belt Boundary

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

ROYD.R2 Land at Kingsmead School



Site Address: Epping Road, Roydon, Essex, CM19 5HU

Settlement: Roydon

Proposed Use: Residential

Size (Ha) 1.36

Indicative Development Area (Ha) 1.36

Indicative Net Density (DpH) 18

Approximate Net Capacity (Dwellings) 21

Site Description:

The site is a former private school with grounds. It is bounded by agricultural land to the east, north and south and residential development to the 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.

ROYD.R2 Land at Kingsmead School

Development Requirements

Trees

There is an Ancient and Veteran tree and trees which are protected by Tree Preservation Orders on the site. The trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include providing an appropriate buffer zone around the trees or incorporating trees within on-site open or amenity space.

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, as appropriate, seek to incorporate, retain and, where possible, enhance existing hedgerows and/or tree belts, providing additional screening from the wider landscape where relevant.

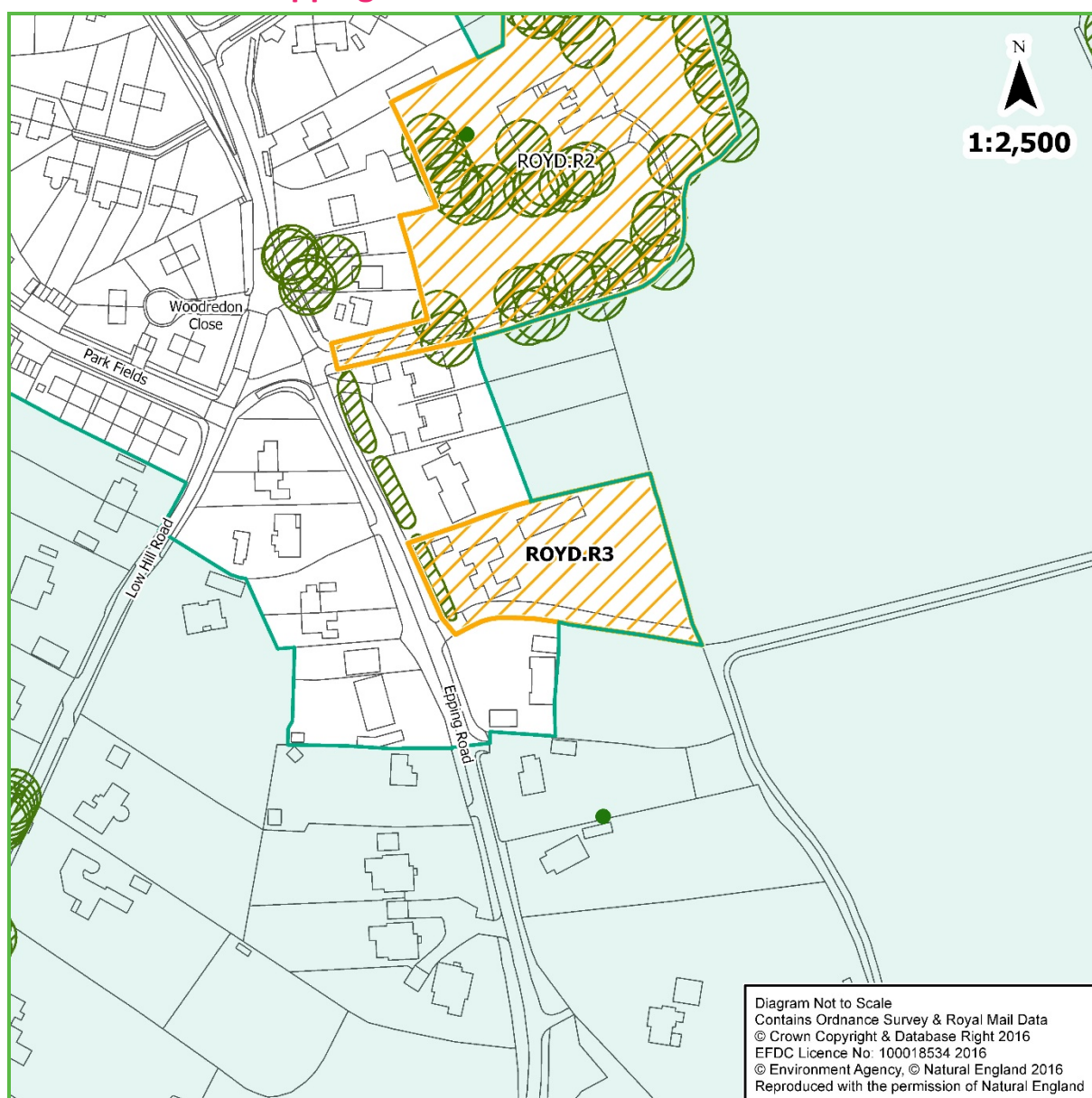
Infrastructure

The site has potential site access constraints. Development proposals should consider the need to upgrade the existing narrow access from Epping Road in order to ensure a safe access point which has sufficient capacity for the development it serves.

Green Belt Boundary

As part of the development proposals, a new defensible boundary to the Green Belt will need to be established on the southern edge of the site. Existing features 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 the existing features along the northern and eastern edges of the site will need to be strengthened.

ROYD.R3 Land at Epping Road



Site Address: Epping Road, Roydon, Essex

Settlement: Roydon

Proposed Use: Residential

Size (Ha) 0.42

Indicative Development Area (Ha) 0.41

Indicative Net Density (DpH) 39

Approximate Net Capacity (Dwellings) 14

Site Description:

The site contains one residential dwelling with outbuildings and garden. It is bounded by residential development to the north and south, agricultural land to the east and Epping Road to the 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.

ROYD.R3 Land at Epping Road

Development Requirements

Trees

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

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 developments 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, as appropriate, seek to incorporate, retain and, where possible, restore existing field patterns and/or hedgerows, providing additional screening from the wider landscape where relevant.

Heritage

This site is in close proximity to the Nazeing and South Roydon Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials.

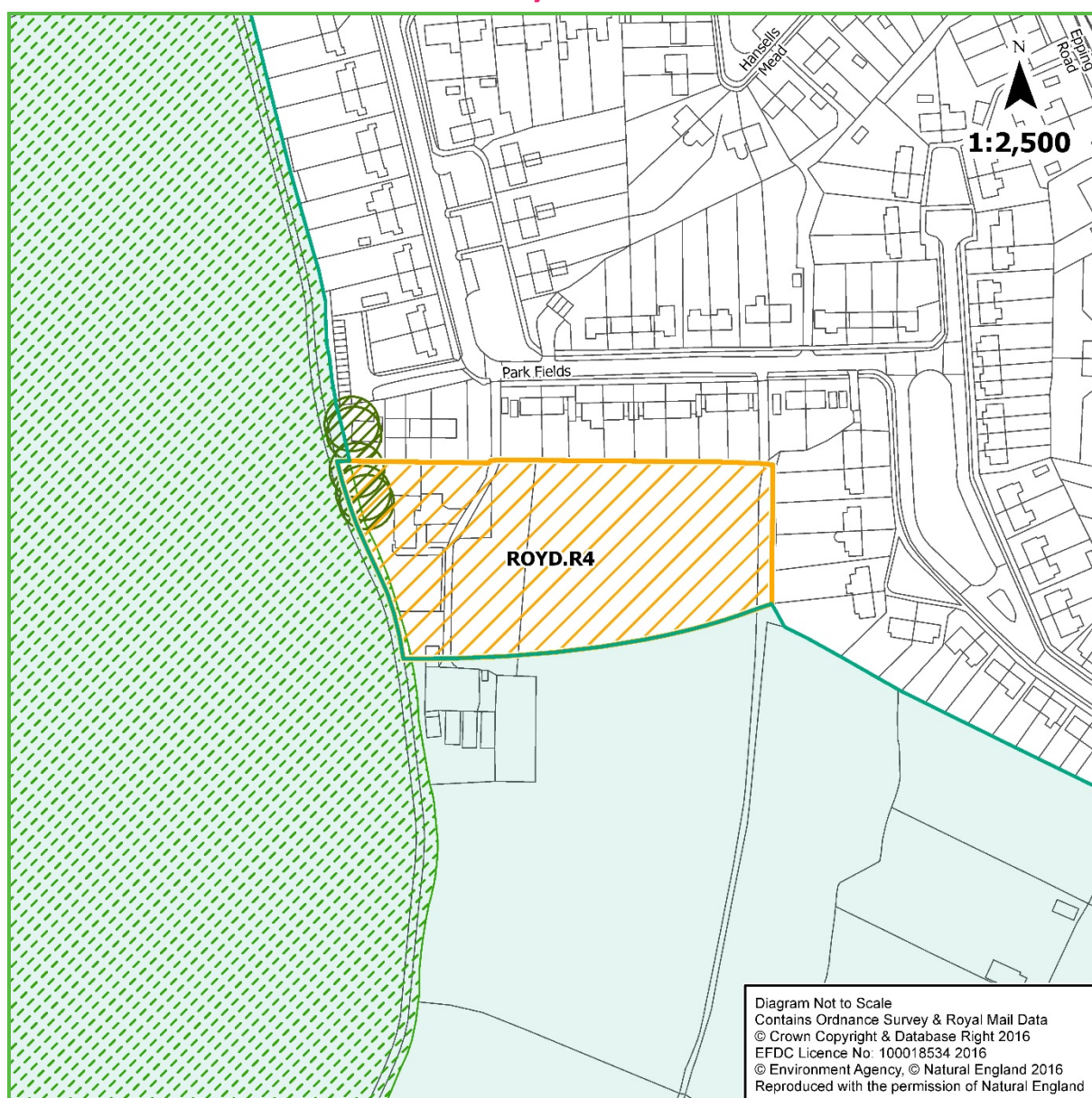
Infrastructure

The site has potential site access constraints. Development proposals should consider the need to upgrade the existing unmade access from Epping Road, in order to ensure a safe access point which has sufficient capacity for the development it serves. The provision of visibility splays, which are likely to be required, may require the replacement of existing vegetation, which includes Tree Preservation Order trees. Any planning application must identify an access solution, which is acceptable both in terms of providing a safe access and in relation to protecting the Tree Preservation Order trees.

Green Belt Boundary

As part of the development proposals, new defensible boundaries to the Green Belt will need to be established along the northern, eastern and southern edges of the site.

ROYD.R4 Land at Parklands Nursery



Site Address: Parklands Nursery, Parkfields, Roydon, Essex, CM19 5JB

Settlement: Roydon

Proposed Use: Residential

Size (Ha) 0.98

Indicative Development Area (Ha) 0.90

Indicative Net Density (DpH) 23

Approximate Net Capacity (Dwellings) 20

Site Description:

The site contains one residential dwelling, outbuildings and agricultural land. It is bounded by residential development to the north and east and agricultural land to the west and 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.

ROYD.R4 Land at Parklands Nursery

Development Requirements

Ecology and Trees

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

Development of this site may indirectly affect an adjacent Wood Pasture and Parkland Priority Habitat located to the west of the site. Development proposals should be subject to careful design and layout and, where appropriate, incorporate ecological buffers to protect the Priority Habitat.

Settlement Character

Development of this site is likely to impact on the character of the settlement. Development proposals should protect and enhance the character of the area. The design should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials.

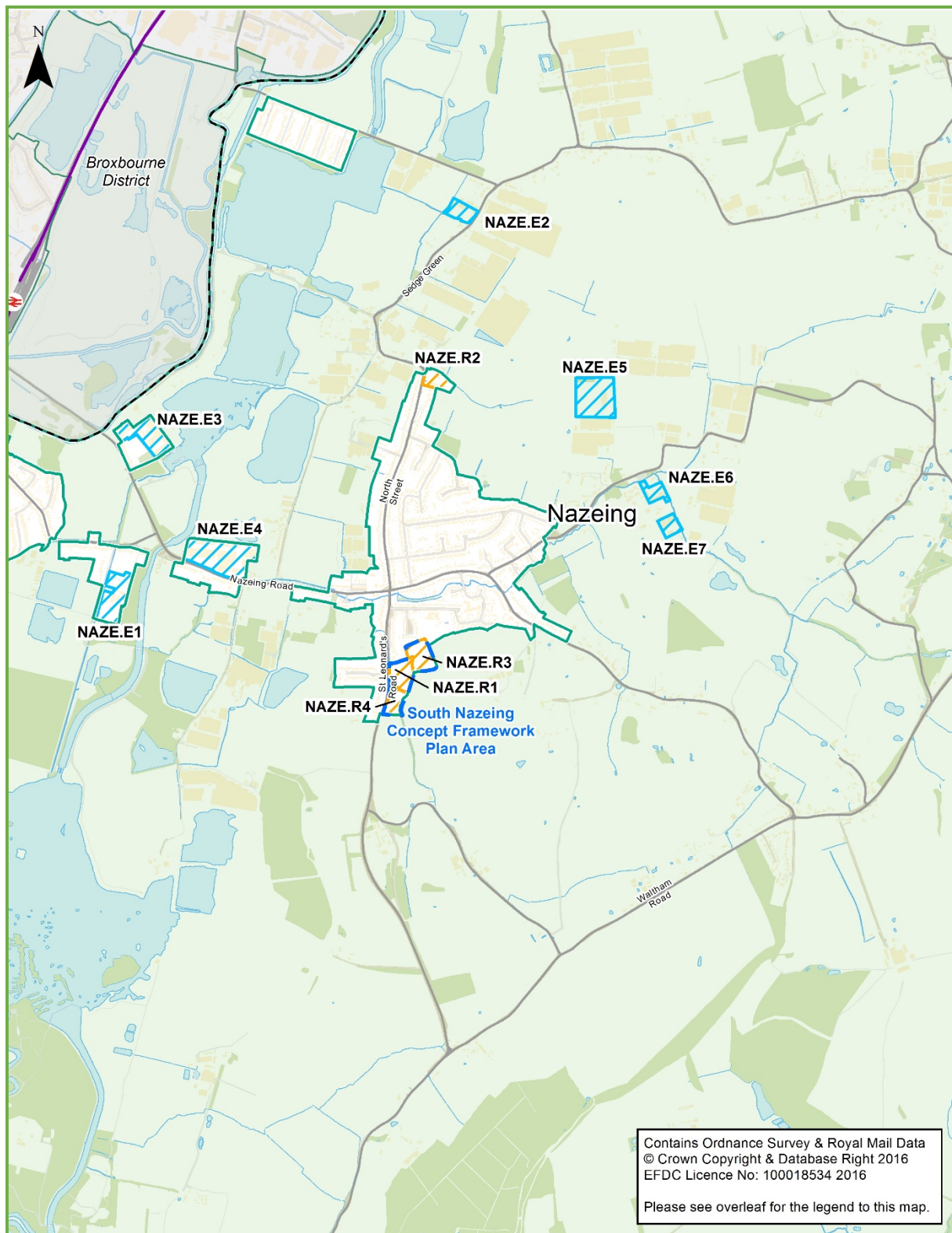
On-site Constraints

The site includes an existing Public Right of Way along the eastern edge. 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.








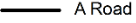










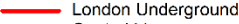
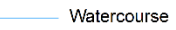



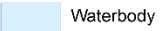


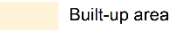







Green Belt Boundary

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

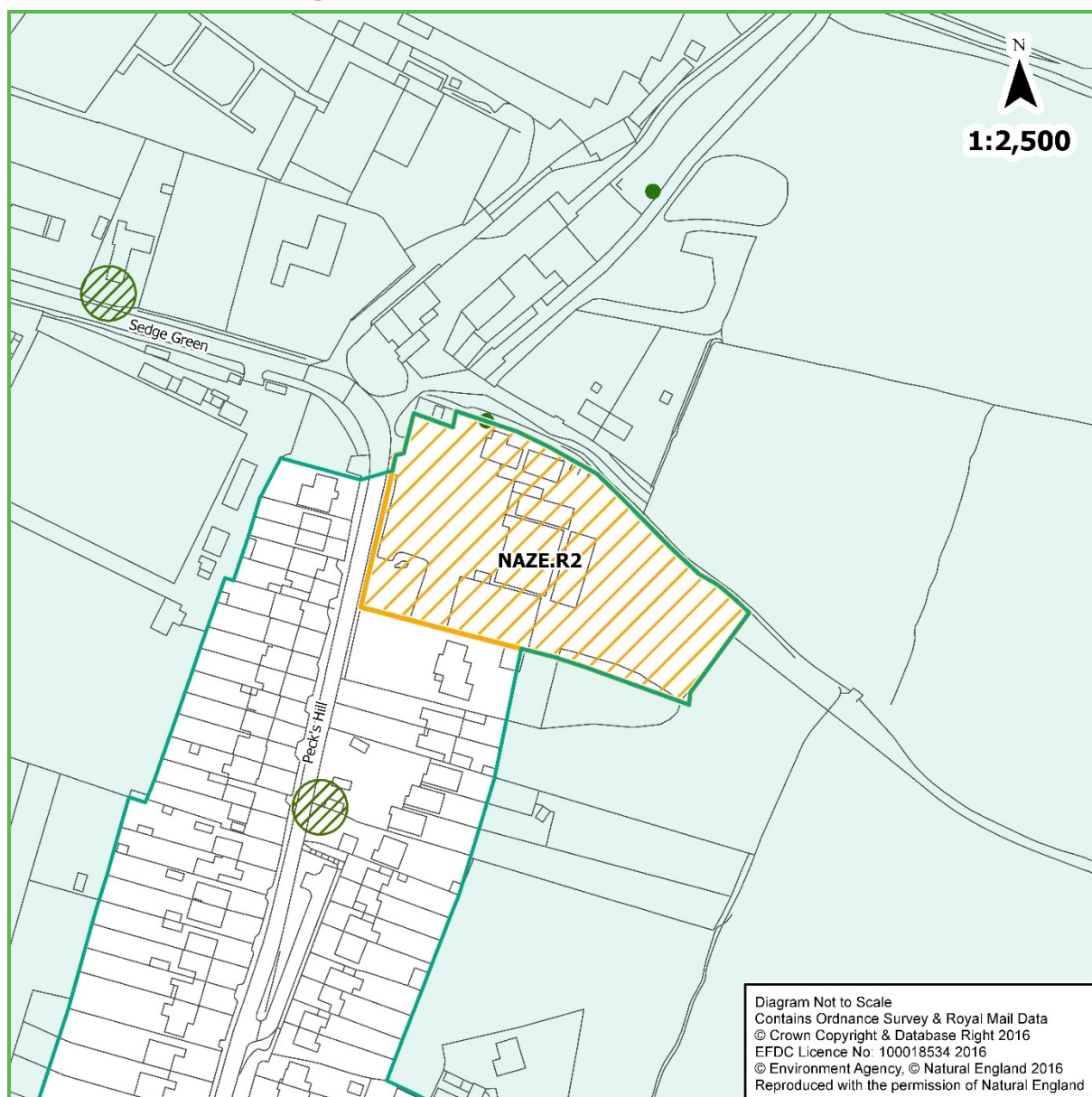
Nazeing



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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	

NAZE.R2 The Fencing Centre at Pecks Hills



Site Address: Pecks Hill, Nazeing, Essex, EN9 2NY

Settlement: Nazeing

Proposed Use: Residential

Size (Ha) 0.86

Indicative Development Area (Ha) 0.86

Indicative Net Density (DpH) 35

Approximate Net Capacity (Dwellings) 29

Site Description:

The site contains warehouses and hardstanding. It is bounded by Pecks Hill to the west, residential development to the south and greenfield land to the north 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.

NAZE.R2 The Fencing Centre at Pecks Hill

Development Requirements

Trees

There is a Veteran tree on the boundary of the site. The tree should be incorporated into the development proposals to avoid the loss of, or damage to, it. This could include providing an appropriate buffer zone around the tree or incorporating the tree within on-site open or amenity space.

On-site Constraints

The site has potential site access constraints. Development proposals should assess whether the current access to the Fencing Centre from Sedge Green Road 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 the existing access point.

The site includes an existing Public Right of Way along the northern boundary of the site. Development proposals should seek to integrate the Public Right of Way within the development layout and maintain and where possible improve connectivity with the wider network. 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.

Green Belt Boundary

As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the western 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 southern edges of the site. As part of the development proposals the existing features along the northern and southern edges of the site may need to be strengthened.

NAZE.E1 The Old Waterworks



Site Address: Green Lane, Nazeing, Essex, EN10 6RS

Settlement: Nazeing

Proposed Use: Employment

Size (Ha)

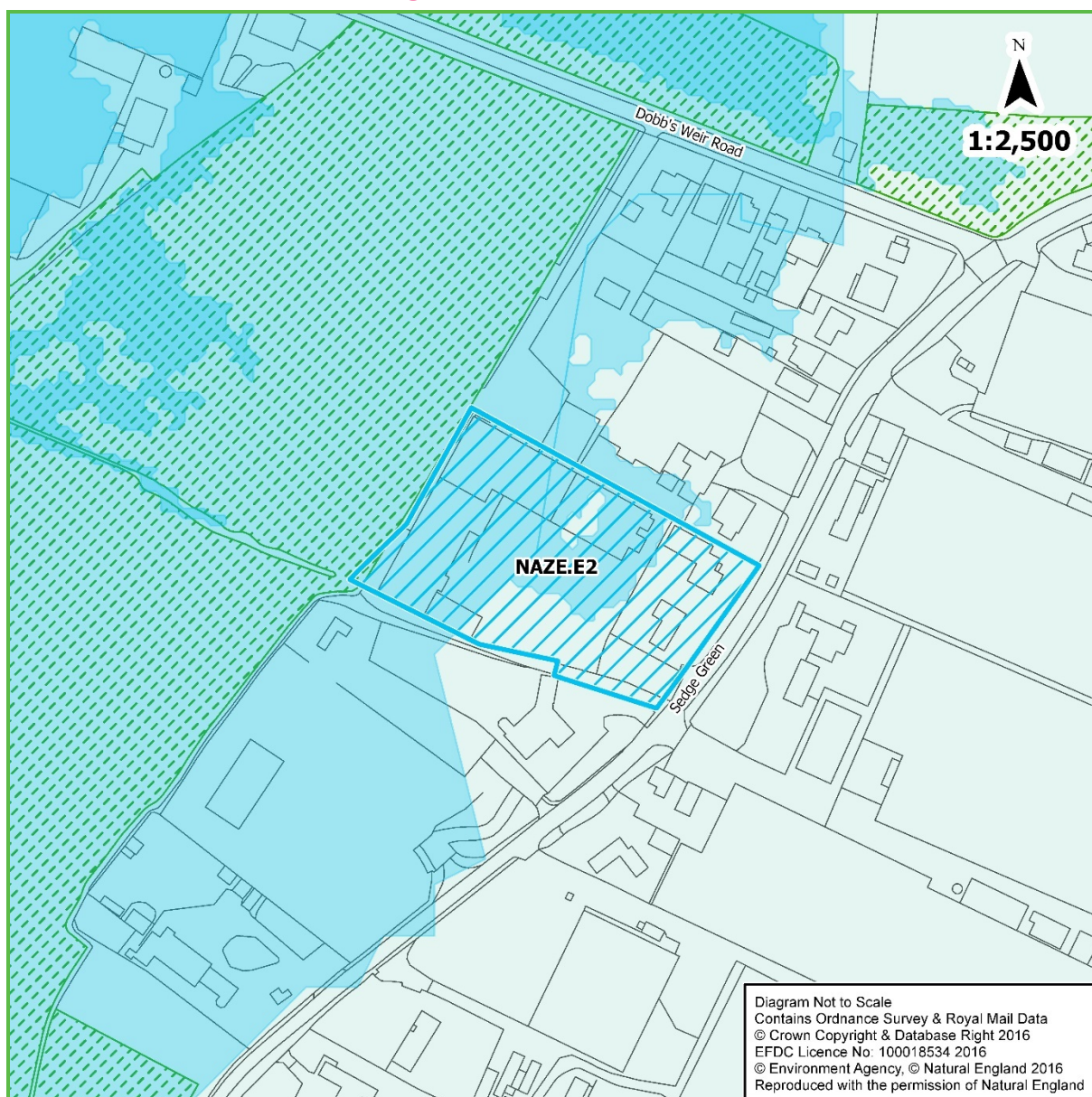
2.15

Site Description:

The site comprises various structures and areas of hardstanding, predominantly in industrial use (open storage), and areas of greenfield land. The site is bounded by residential development to the north and partially to the west, Green Lane to the west, and scrub/agricultural land to the east and 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.

NAZE.E2 Land West of Sedge Green



Site Address: Sedge Green, Nazeing, Essex, CM19 5JR

Settlement: Nazeing

Proposed Use: Employment

Size (Ha)

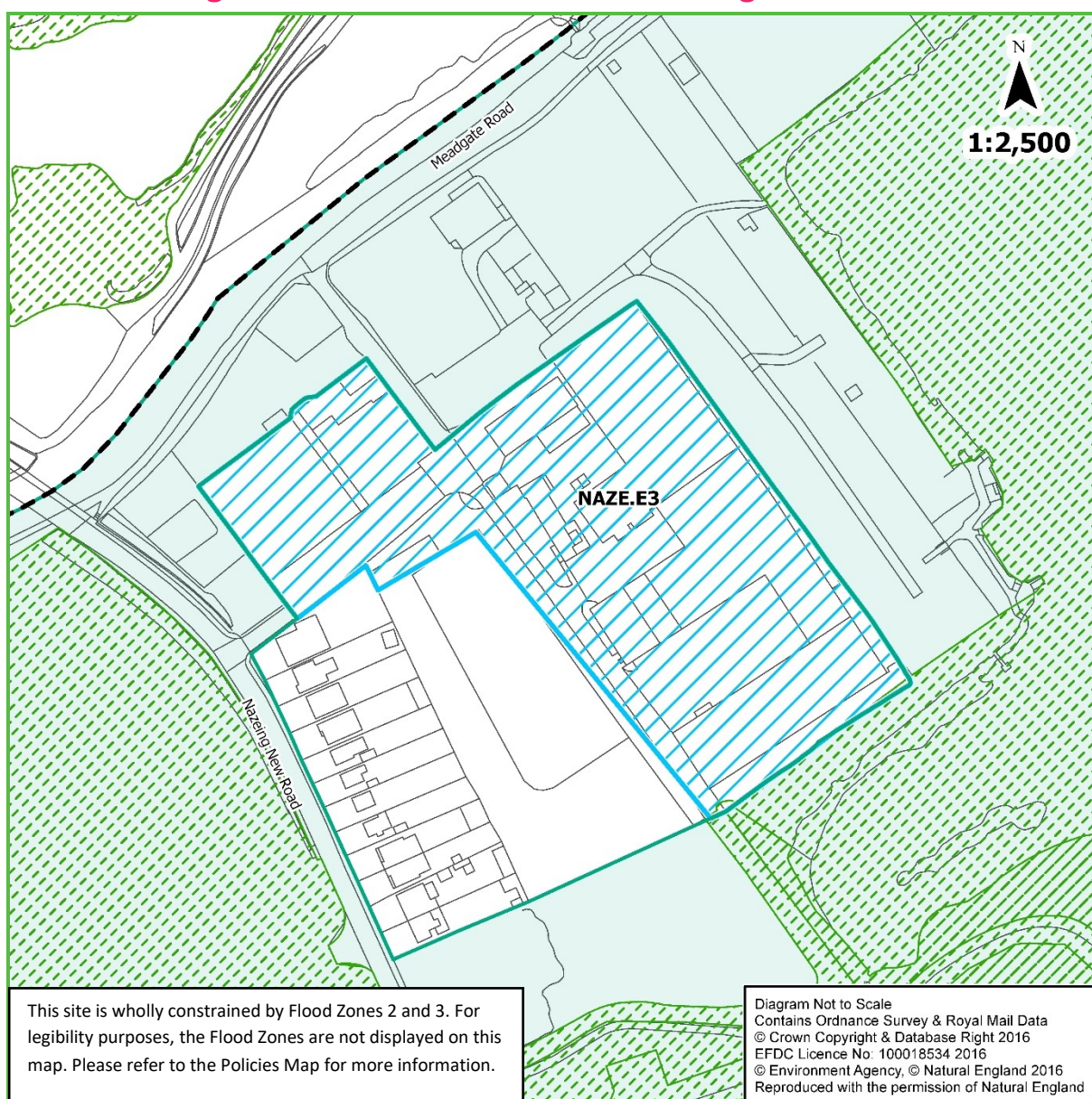
0.84

Site Description:

The site comprises buildings in industrial use and associated hardstanding. It is bounded by residential development to the north, derelict land to the south, greenfield land to the west and Sedge Green 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.

NAZE.E3 Bridge Works and Glassworks at Nazeing New Road



Site Address: Nazeing New Road, Nazeing, Essex, EN10 6SY

Settlement: Nazeing

Proposed Use: Employment

Size (Ha)

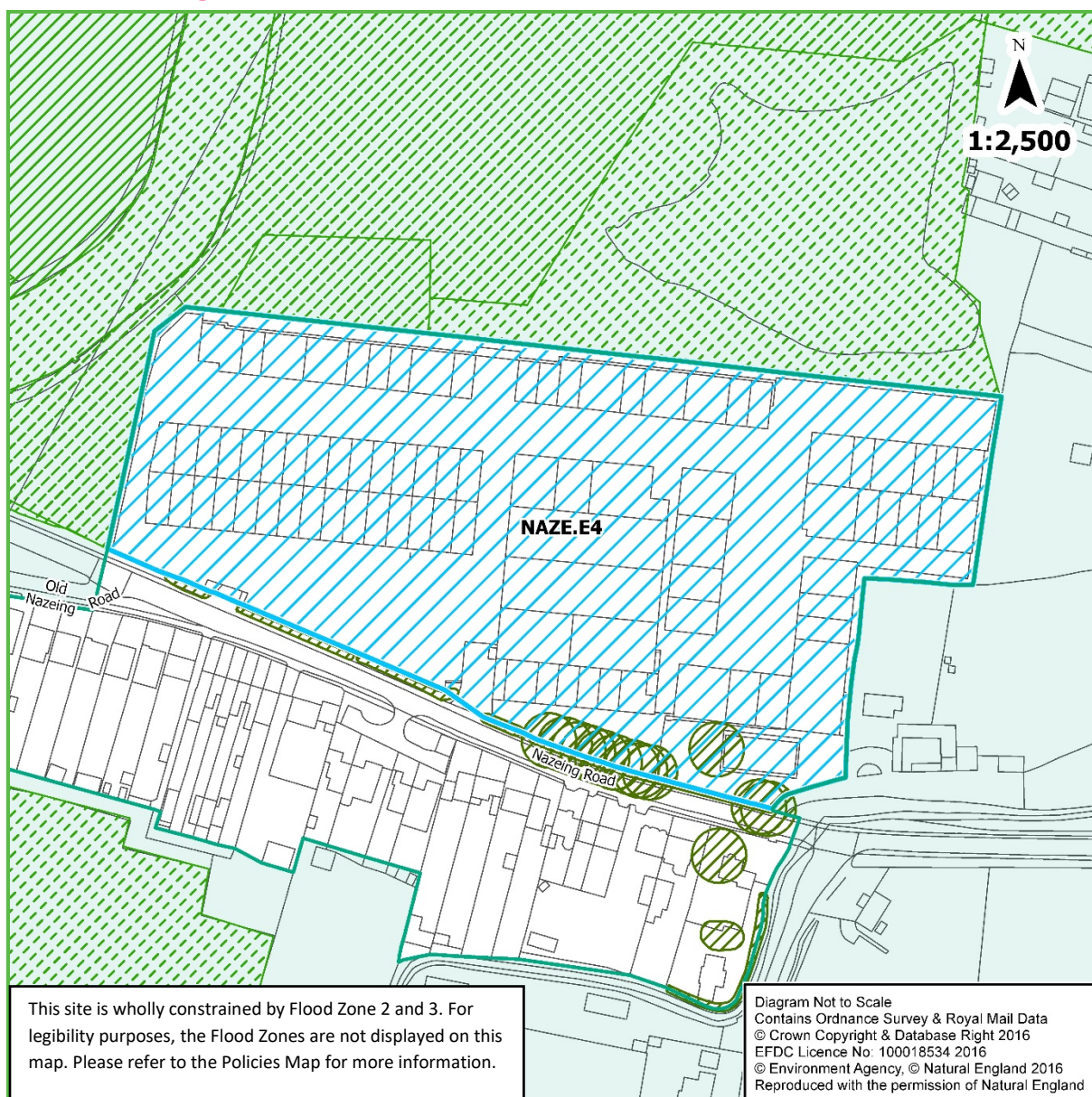
2.13

Site Description:

The site comprises a works complex predominantly in office and industrial uses. It is bounded by a mobile home park to the north and east, residential dwellings to the west and a reservoir 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.

NAZE.E4 Hillgrove Business Park



Site Address: Nazeing Road, Nazeing, Essex, EN9 2HB

Settlement: Nazeing

Proposed Use: Employment

Size (Ha)

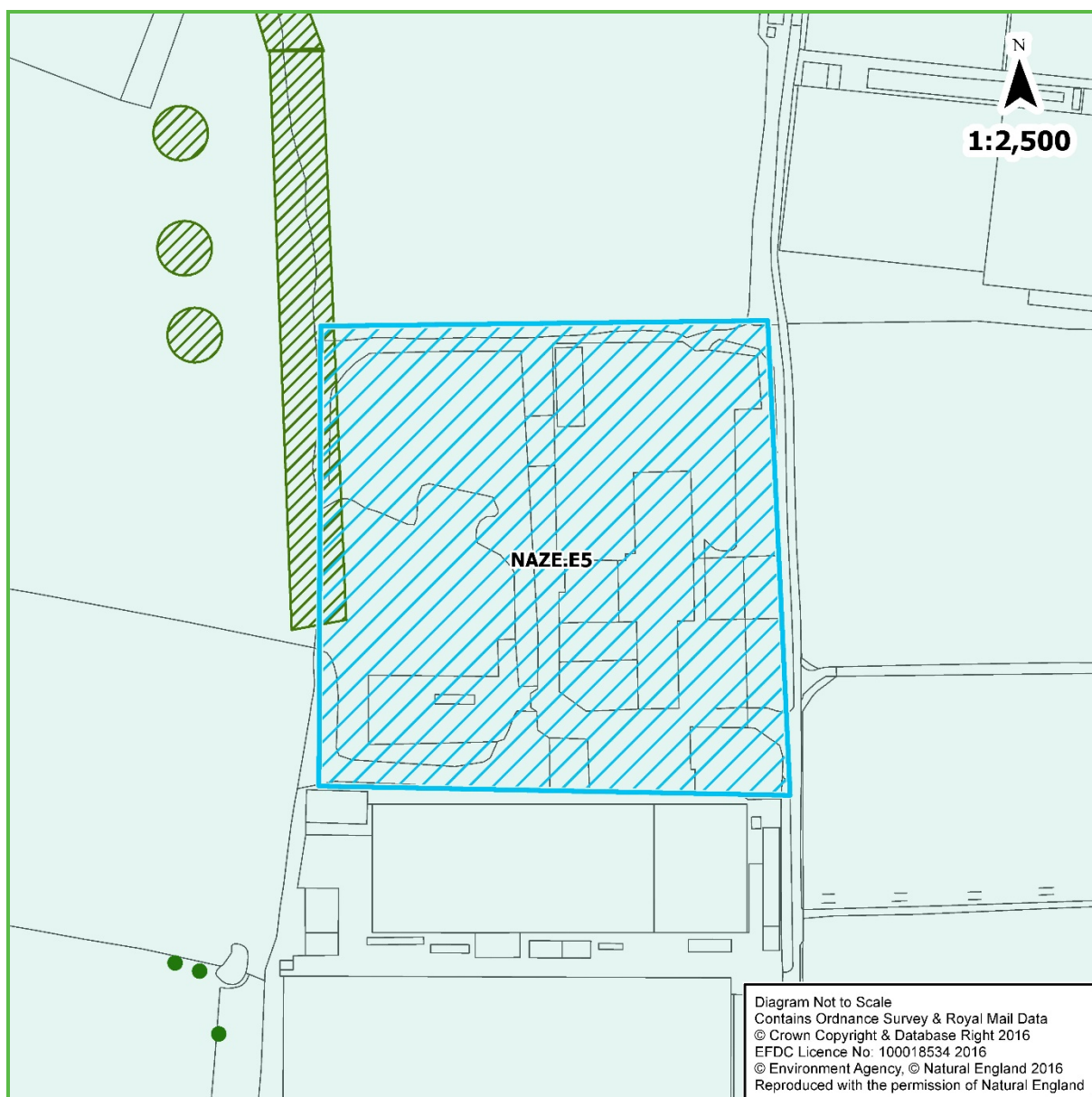
3.85

Site Description:

The site comprises a business park, predominantly in office and industrial uses, with associated hardstanding and car parking. It is bounded by Nazeing Road to the south, residential development to the east and greenfield land and waterways to the west and 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.

NAZE.E5 Birchwood Industrial Estate



Site Address: Hoe Lane, Nazeing, Essex, EN9 2RJ

Settlement: Nazeing

Proposed Use: Employment

Size (Ha)

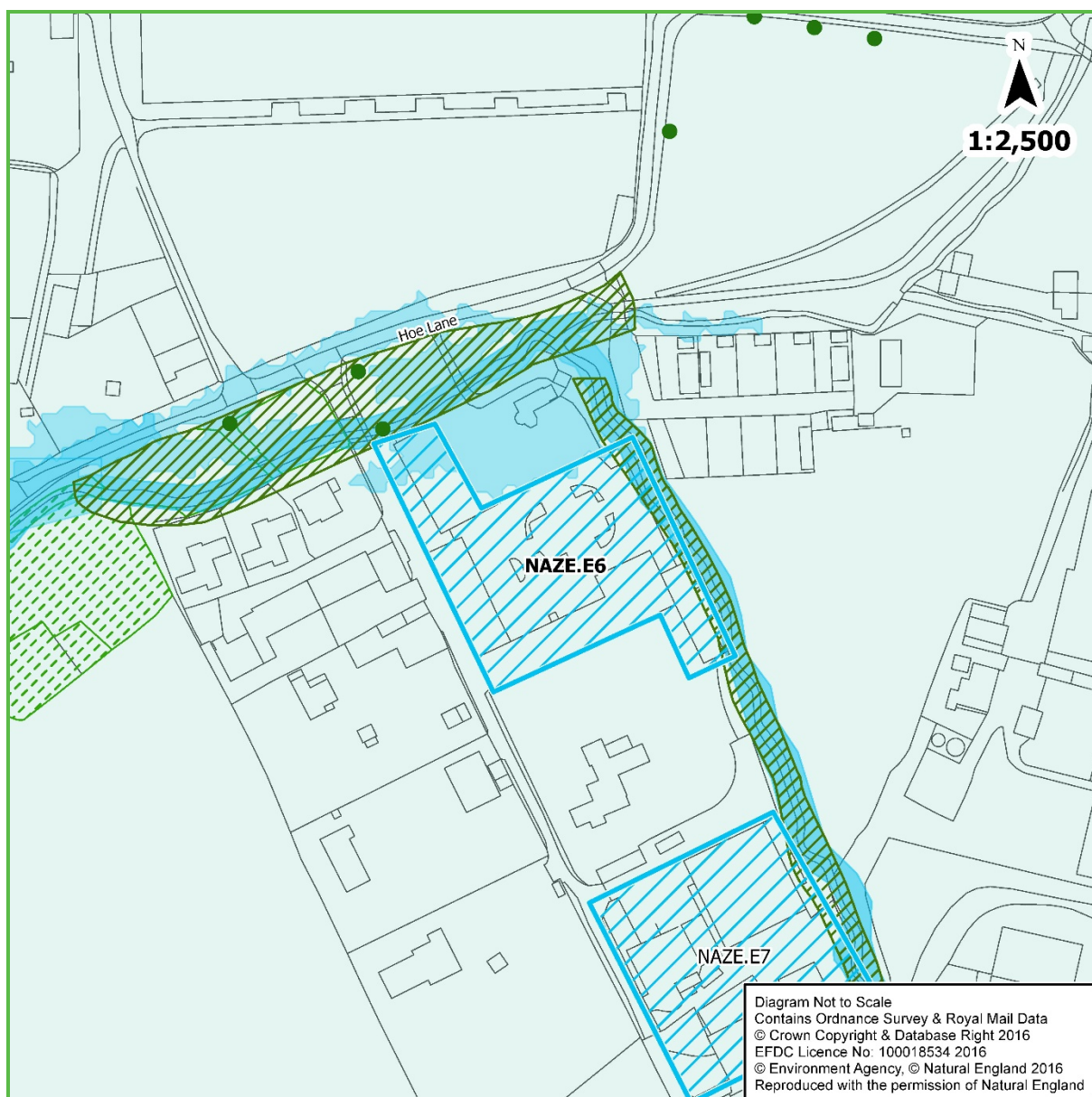
2.88

Site Description:

The site comprises buildings/structures in industrial use and associated hardstanding, with an area of greenfield land in the west. It is bounded by glasshouses to the south and agricultural fields to the west, north 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.

NAZE.E6 Millbrook Business Park



Site Address: Hoe Lane, Nazeing, EN9 2RJ

Settlement: Nazeing

Proposed Use: Employment

Size (Ha)

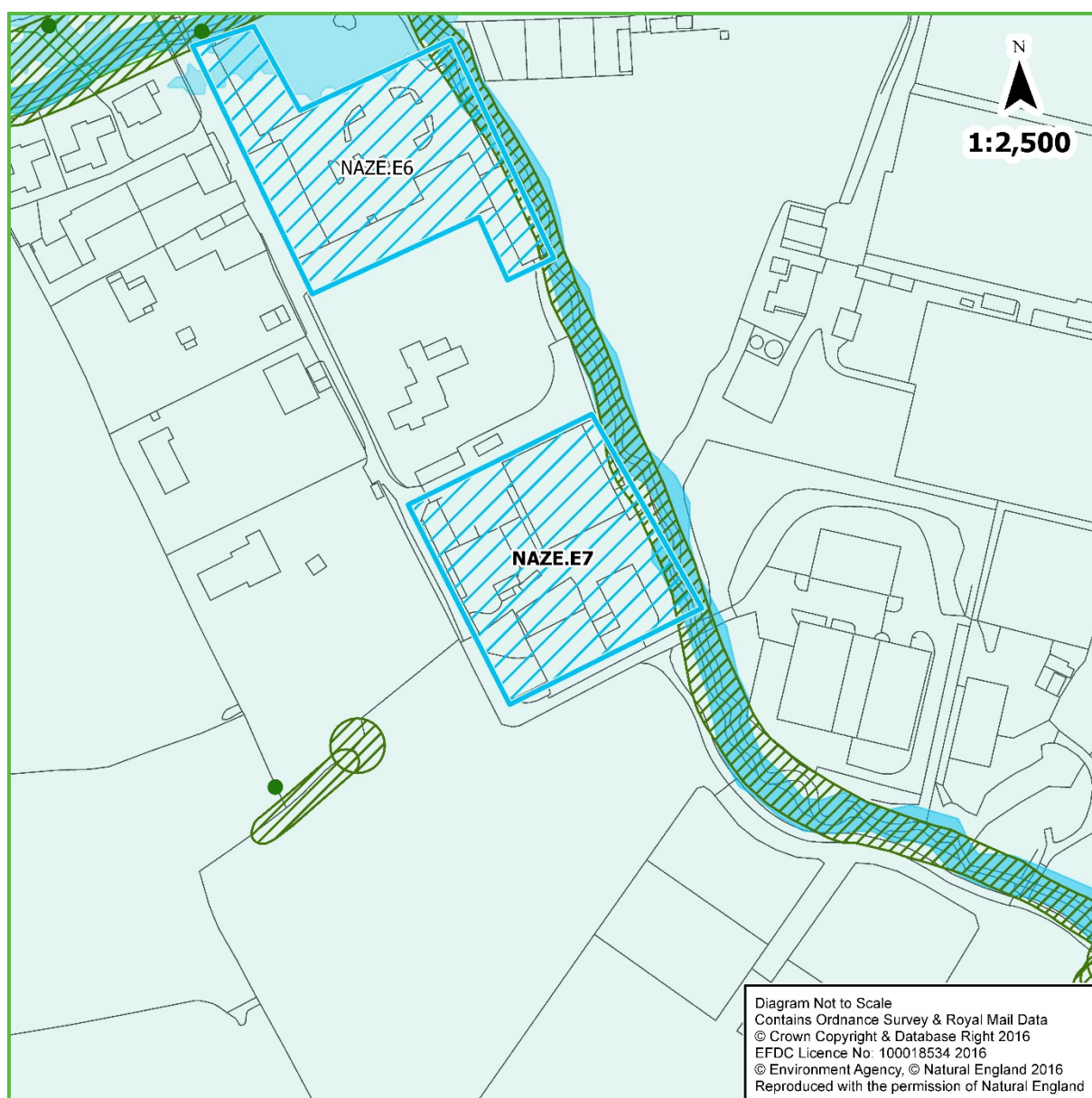
0.68

Site Description:

The site comprises a business park with a mixture of office and industrial uses, including associated car parking. It is bounded by Winston Farm to the west, Hoe Lanes to the north, residential development to the south and the Nazeing Brook 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.

NAZE.E7 Land at Winston Farm



Site Address: Hoe Lane, Nazeing, EN9 2RJ

Settlement: Nazeing

Proposed Use: Employment

Size (Ha)

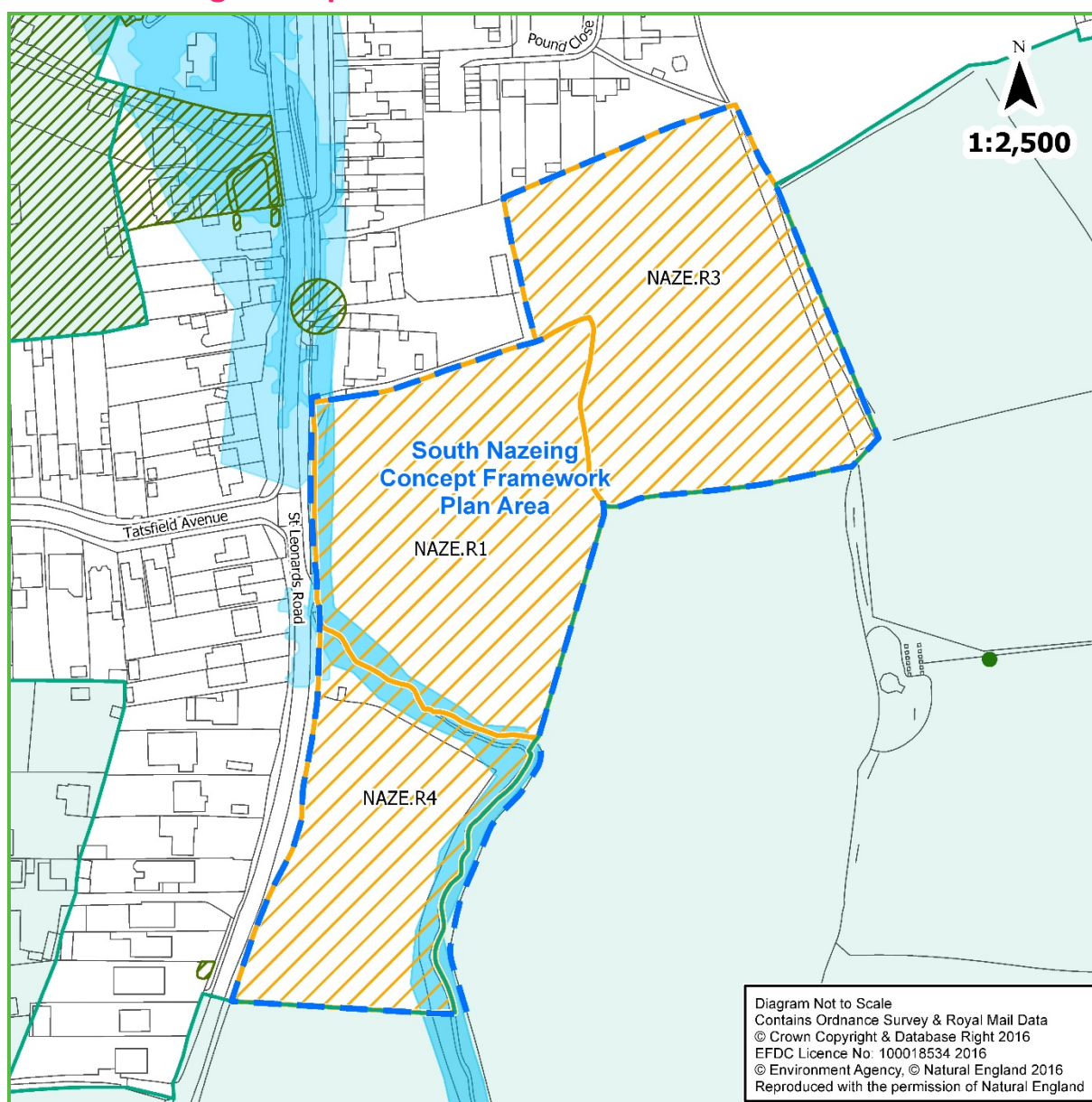
0.63

Site Description:

The site comprises industrial uses. It is bounded by Winston Farm to the north, residential development to the west, the Nazeing Brook to the east and agricultural land 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.

South Nazeing Concept Framework Plan



Settlement: Nazeing		Proposed Use: Residential
Concept Plan Area (Ha)	3.33	Site Description: The Concept Framework Plan Area contains agricultural fields and other greenfield land. It is bounded by St Leonards Road to the west, residential development to the north and agricultural land to the east and south.
Indicative Development Area (Ha)	2.98	
Minimum Net Capacity	93	
Site Allocations included in Concept Framework Plan:		
<div><div><ul style="list-style-type: none">● NAZE.R1 Land at Perry Hill</div><div><ul style="list-style-type: none">● NAZE.R3 Land to the rear of Pound Close</div><div><ul style="list-style-type: none">● NAZE.R4 Land at St Leonards Farm</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.

South Nazeing Concept Framework Plan

Development Requirements

Flood Risk

In accordance with Policy DM 15, development proposals must be located wholly within Flood Zone 1.

Design

The Concept Framework Plan should address the key place shaping issues for the Concept Framework Plan Area in accordance with Policy SP 3. In addition to the requirements set out in Policy SP 3, the Concept Framework Plan should, address the following requirements:

- the mix of homes to be provided including tenures, types and sizes;
- the principles of the design including key design features, integration of the development into the wider landscape and materials palette;
- the approach to amenity/green space provision and landscaping;
- the approach to mitigating the impact on the adjacent heritage asset;
- the movement strategy for vehicles, pedestrians and cyclists. This should include connections within and between the sites as well as linkages with the wider area; and
- the on-site and off-site infrastructure required to support the development proposals and how, subject to viability considerations, this will be provided ahead of or in tandem with the development it supports.

The Concept Framework Plan and the development proposals for each site located within it should be considered and informed by the Quality Review Panel.

Ecology

Development of the Area may affect a Protected Species (Great Crested Newts) population. Development proposals should be subject to careful design and layout to avoid the loss of Great Crested Newts or their habitat. Where adverse impacts of development proposals on Great Crested Newts are unavoidable, they should be addressed in accordance with the requirements of Policy DM 1.

Heritage

Development of the Area, particularly to the north, may impact upon the setting of the Grade II listed Cutlands. 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 number of vehicular access points onto St Leonards Road should be minimised. A co-ordinated approach to vehicular access onto St Leonards Road should be adopted across the Concept Framework Plan Area. The Concept Framework Plan should also demonstrate how vehicular, cyclist and pedestrian connectivity will be maximised across and between the three site allocations. This includes exploring opportunities for cycling and pedestrian routes to access Nazeing Primary School from the south.

The Concept Framework Plan Area includes existing Public Rights of Way, which cross NAZE.R1 east to west and NAZE.R3 north to south. Development proposals should seek to integrate the Public Rights of Way within the development layout and maintain and where possible improve connectivity with the wider network. 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.

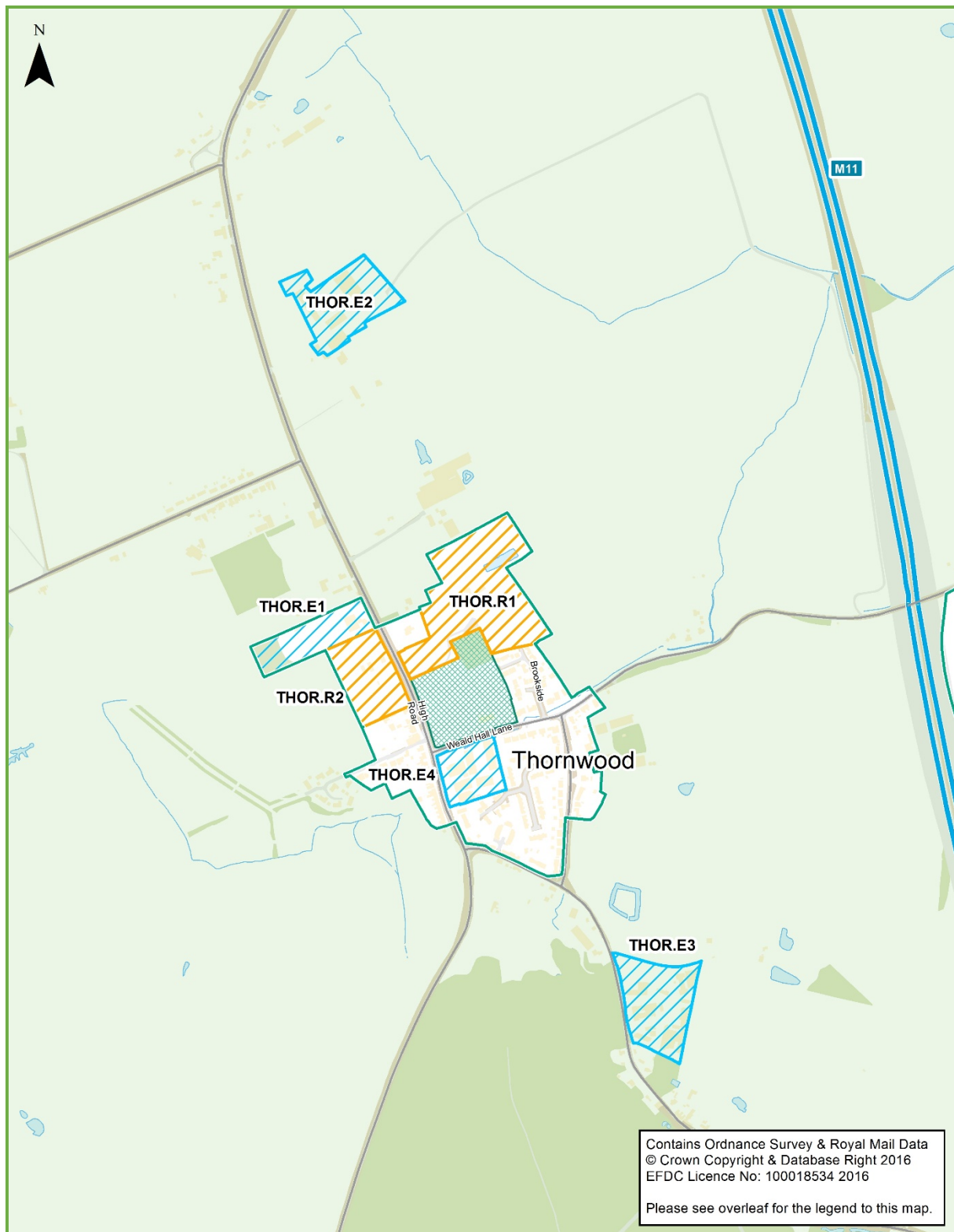
Green Belt Boundary

As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the southern and part of the eastern edge of the Concept Framework Plan Area. Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the north-east edge of the site. As part of the development proposals the existing feature along the north-



































South Nazeing Concept Framework Plan

eastern edge of the site may need to be strengthened.

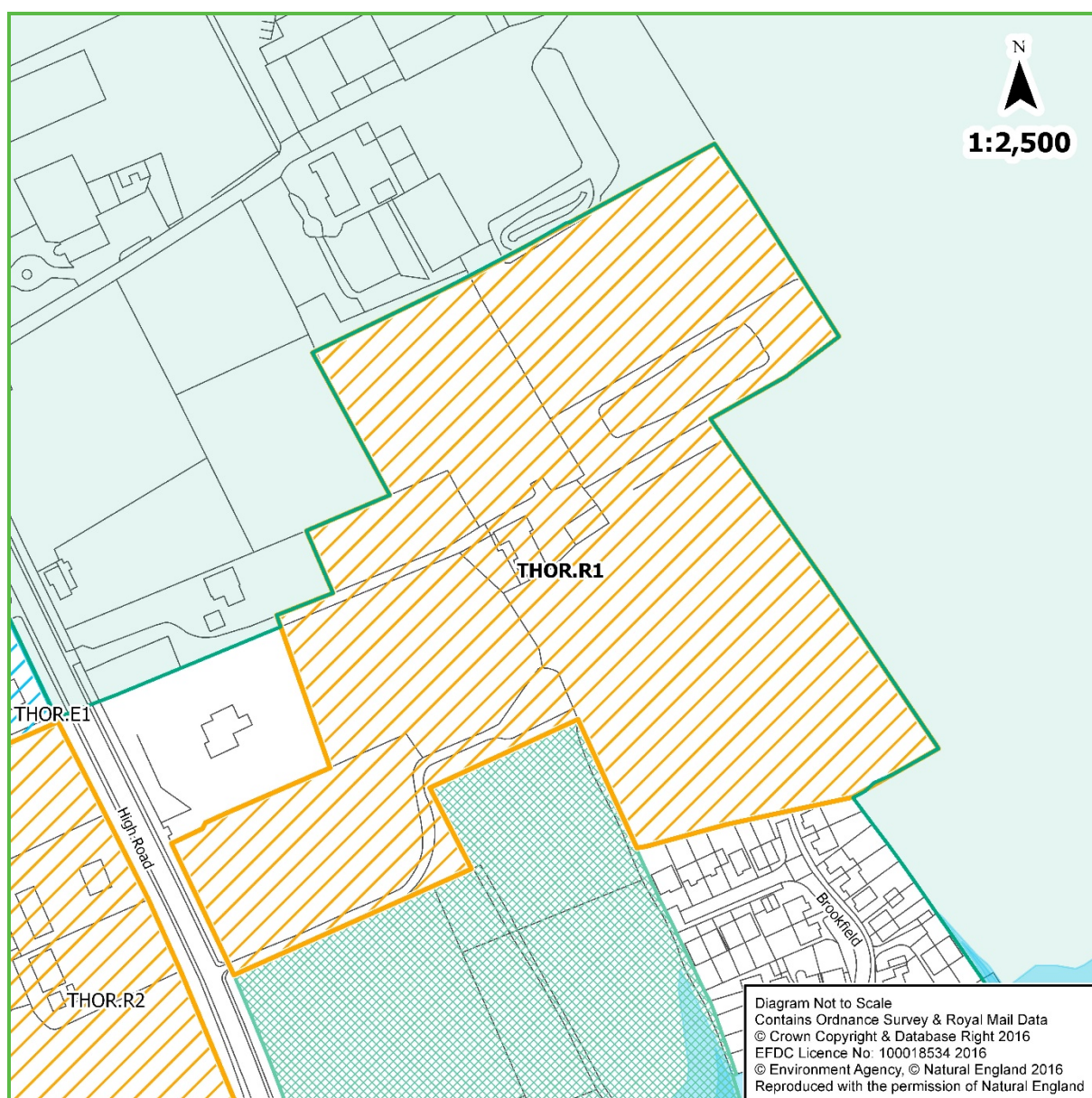
Thornwood



Legend

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

THOR.R1 Land at Tudor House



Site Address: High Road, Thornwood, Essex

Settlement: Thornwood

Proposed Use: Residential

Size (Ha) 4.01

Indicative Development Area (Ha) 4.01

Indicative Net Density (DpH) 35

Approximate Net Capacity (Dwellings) 124

Site Description:

The site contains a single dwelling set in extensive grounds. It is bounded by a garden centre to the north, residential development to the west and south and agricultural 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.

THOR.R1 Land at Tudor House

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 should take into consideration the biodiversity and amenity value provided by the Thornwood Allotments Nature Area adjacent to the site. Development proposals should incorporate an ecological buffer along the southern edge of the site to mitigate potential impacts upon the Nature Area.

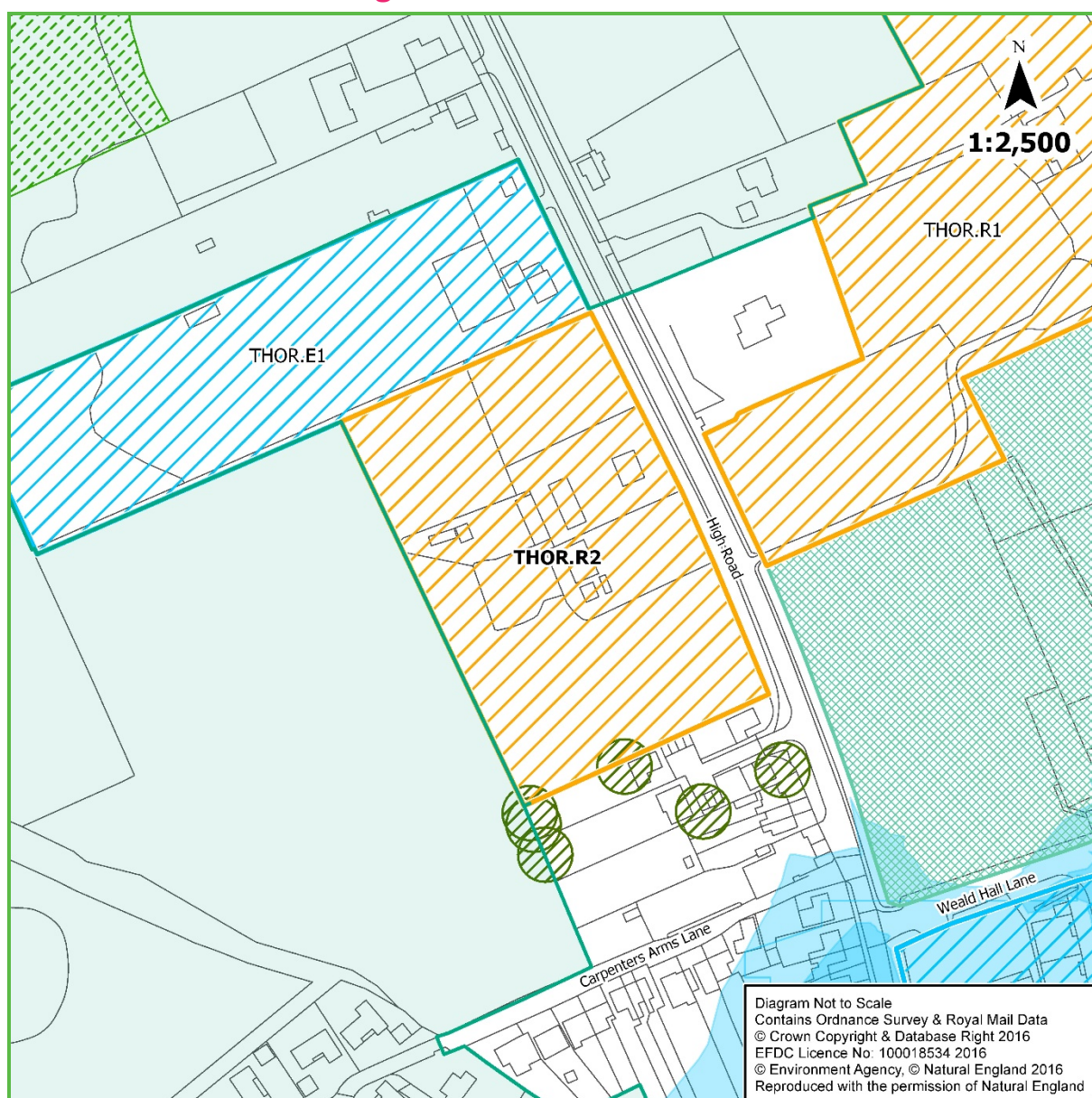
On-site Constraints

The site has potential access constraints. Development proposals should consider the need to widen and upgrade the existing access from High Street in order to ensure a safe access point which has sufficient capacity for the development it serves. The development should also connect into the exiting road network to the south of the site from Brookfields.

Green Belt Boundary

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

THOR.R2 Land East of High Road



Site Address: High Road, Thornwood, Essex

Settlement: Thornwood

Proposed Use: Residential

Size (Ha) 1.59

Indicative Development Area (Ha) 1.59

Indicative Net Density (DpH) 35

Approximate Net Capacity (Dwellings) 48

Site Description:

The site contains a single dwelling and associated gardens and greenfield land. It is bounded by the High Road (B1399) to the east, employment site to the north, residential development to the south and greenfield land to the 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.

THOR.R2 Land East of High Road

Development Requirements

Ecology and Trees

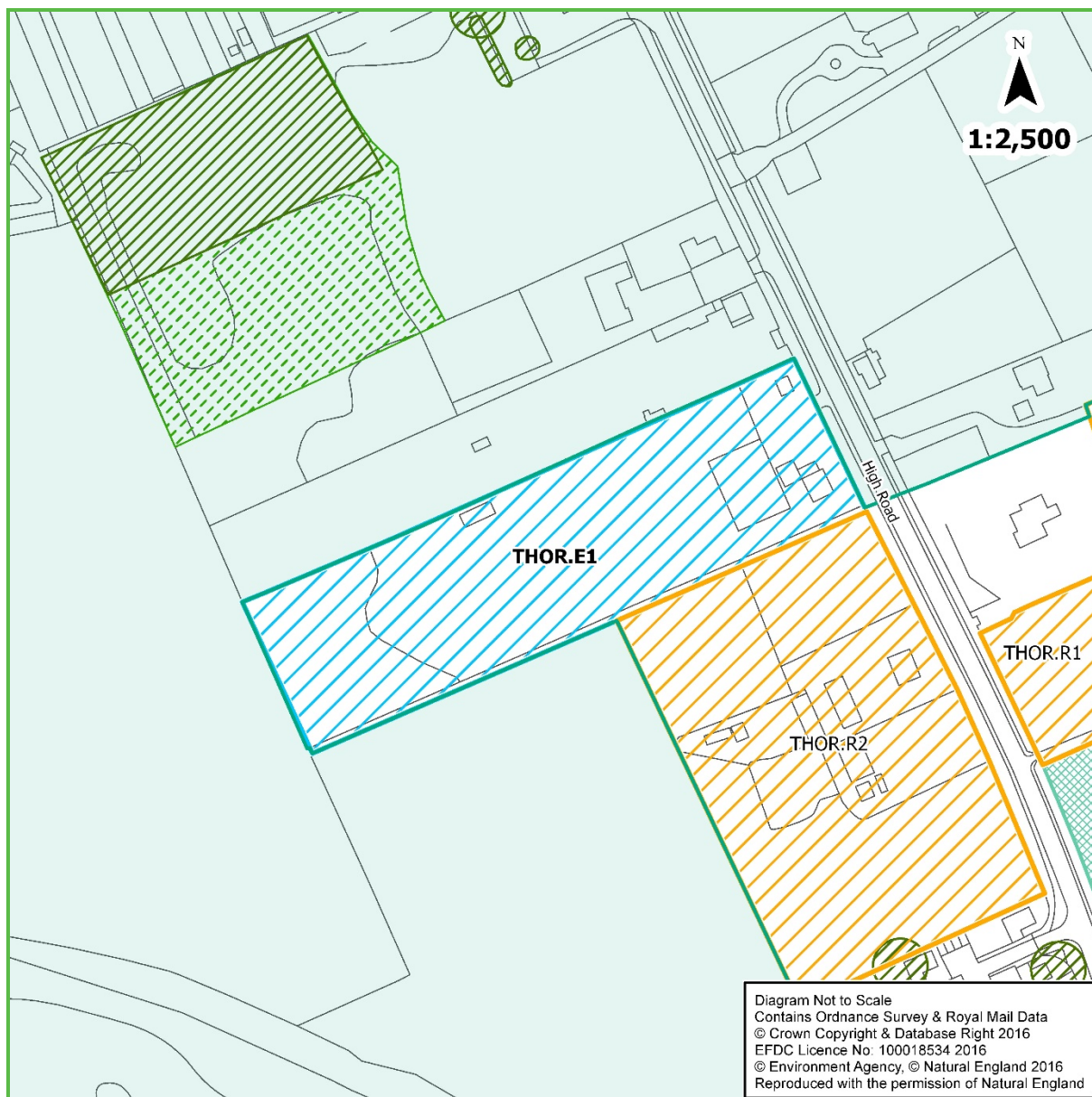
Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

There are trees on the 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.

Green Belt Boundary

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

THOR.E1 Camfaud Concrete Pumps



Site Address: High Road, Thornwood, Essex, CM16 6LZ

Settlement: Thornwood

Proposed Use: Employment

Size (Ha)

1.37

Site Description:

The site comprises sheds/buildings in office and industrial uses, with hardstanding and an area of greenfield land to the rear. It is bounded by High Road (B1399) to the east, employment uses and residential development to the north, residential development to the south and greenfield land to the 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.

THOR.E2 Land at Esgors Farm



Site Address: High Road, Thornwood, CM16 6LY

Settlement: Thornwood

Proposed Use: Employment

Size (Ha)

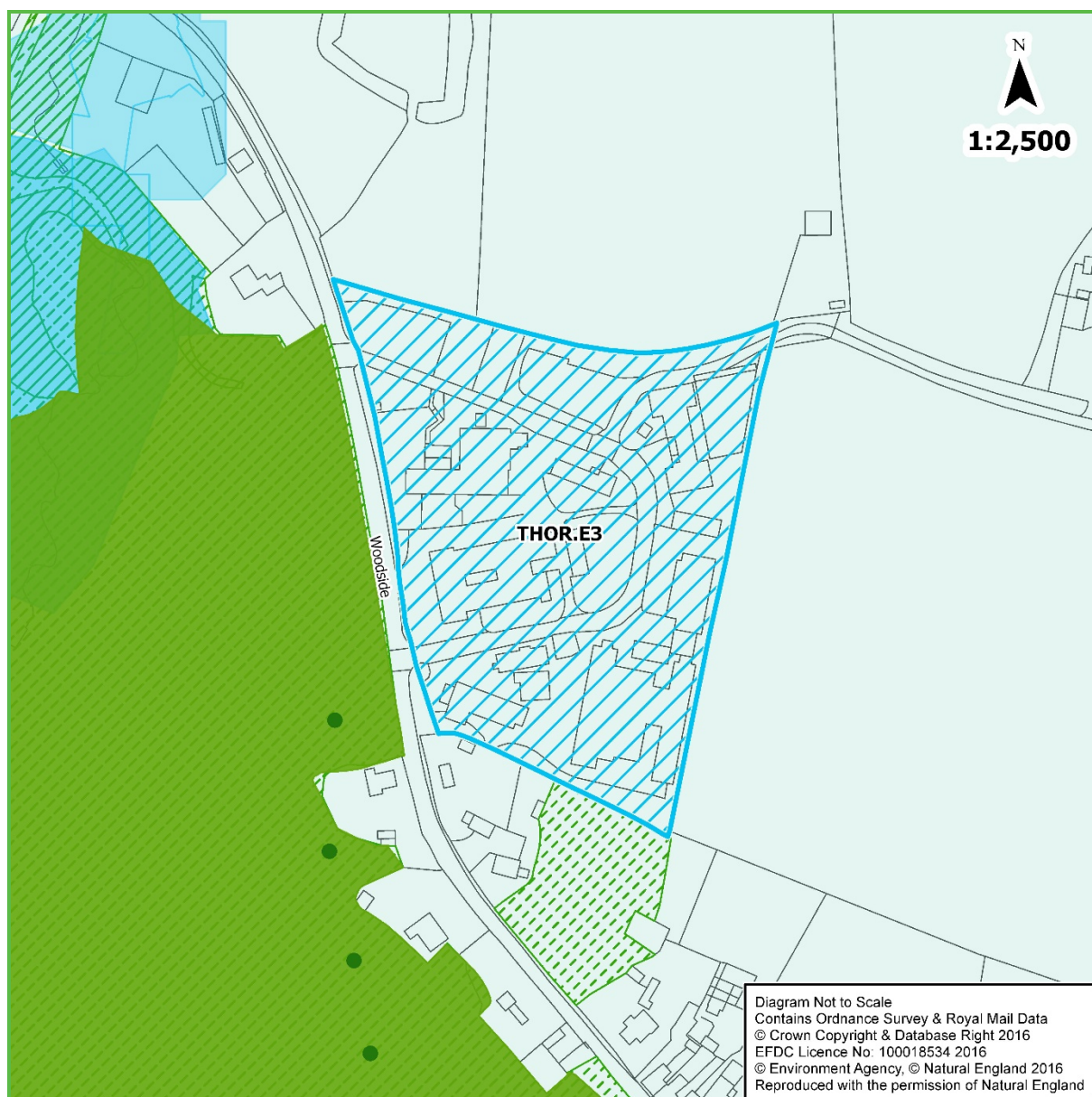
2.00

Site Description:

The site predominantly comprises industrial uses. It is bounded by agricultural land to the north, east and west and residential development 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.

THOR.E3 Woodside Industrial Estate



Site Address: Woodside, Thornwood, CM16 6LJ

Settlement: Thornwood

Proposed Use: Employment

Size (Ha)

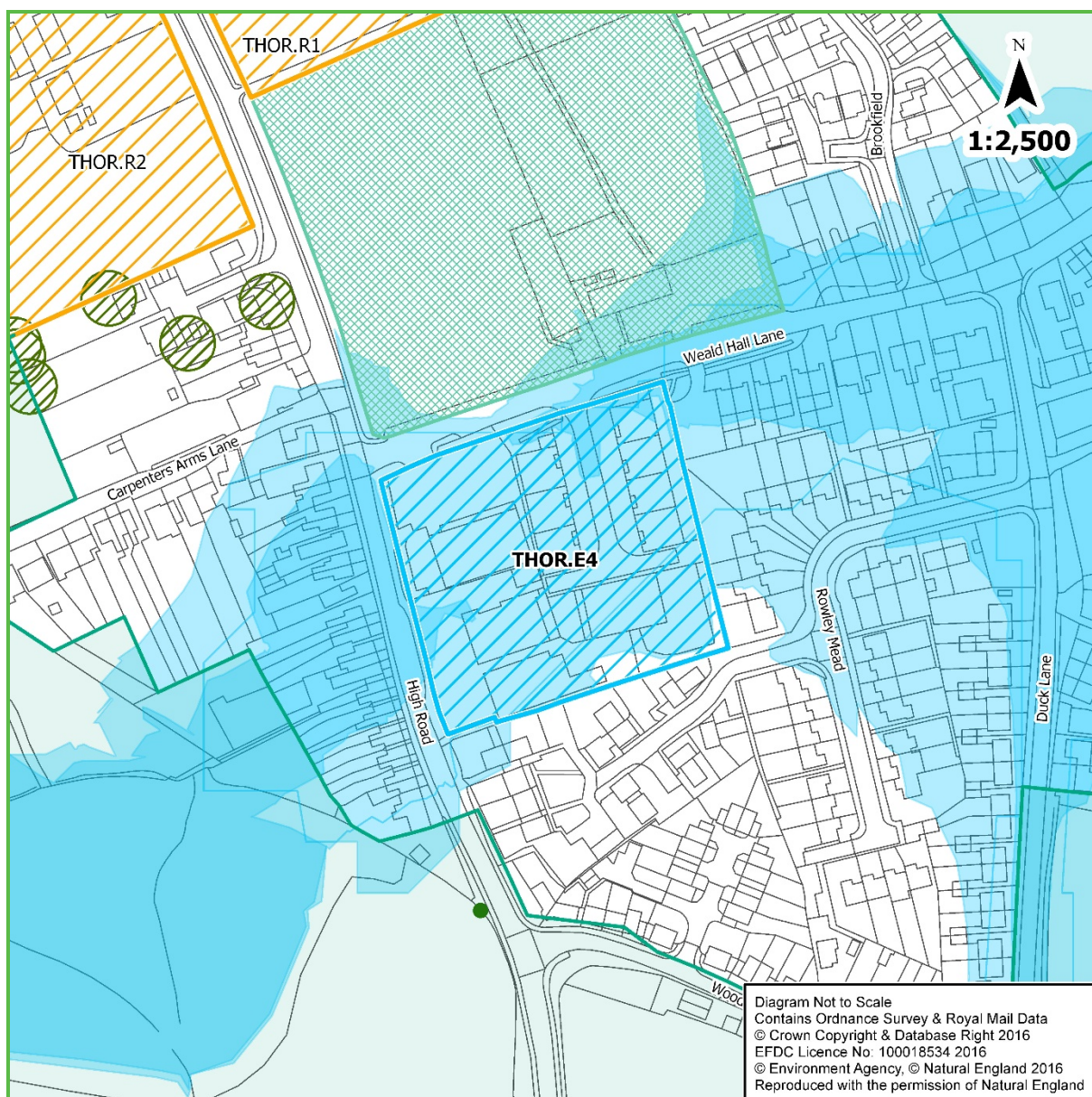
1.99

Site Description:

The site comprises office and industrial uses. It is bounded by Woodside to the west, agricultural land to the north and east and residential development 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.

THOR.E4 Weald Hall Lane Industrial Area



Site Address: High Road, Thornwood, CM16 6NB

Settlement: Thornwood

Proposed Use: Employment

Size (Ha)

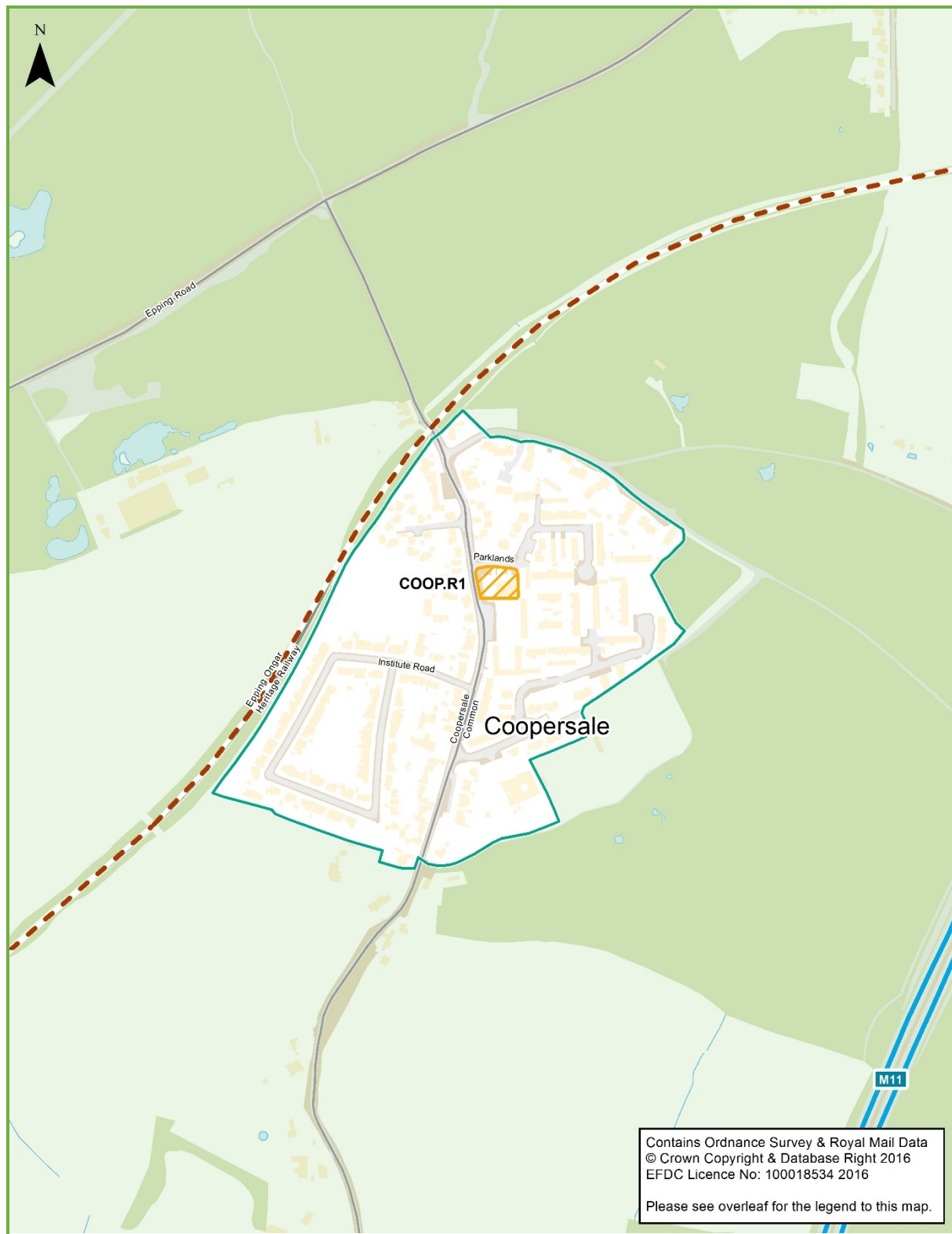
1.09

Site Description:



































The site comprises a cluster of buildings in industrial uses with associated hardstanding. It is bounded by High Road (B1393) to the west, Weald Hall Lane to the north and residential development 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.

Coopersale



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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	

COOP.R1 Land at Parklands



Site Address: 28-91 Parklands, Coopersale, Essex, CM16 7RE

Settlement: Coopersale		Proposed Use: Residential
Size (Ha)	0.16	Site Description: The site contains retail uses on the ground floor with residential uses on upper floors and associated hardstanding. It is bounded by Parklands to the north, by Coopersale Common to the east and by residential development to the south east.
Indicative Development Area (Ha)	0.16	
Indicative Net Density (DpH)	83	
Approximate Net Capacity (Dwellings)	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.

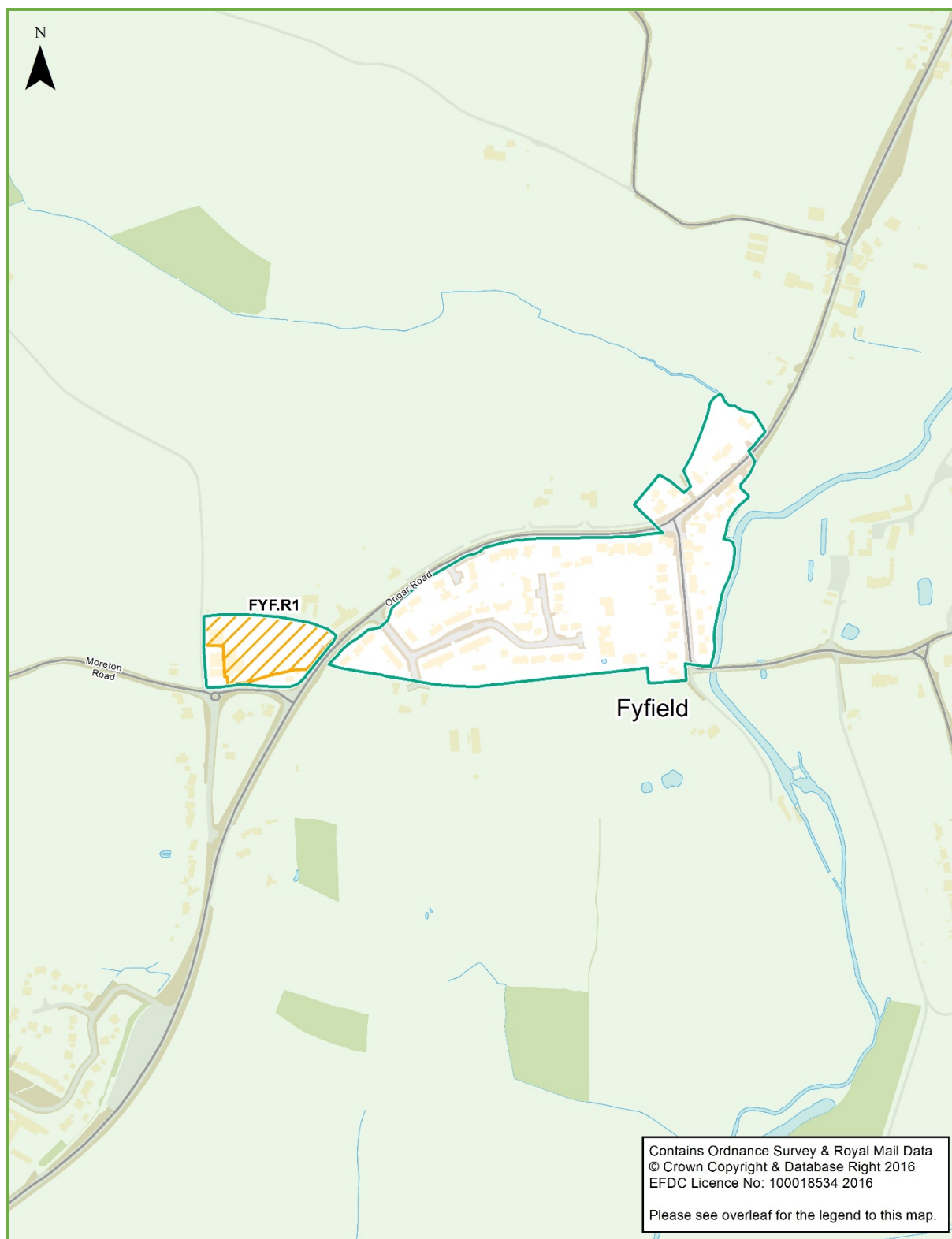
COOP.R1 Land at Parklands

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.

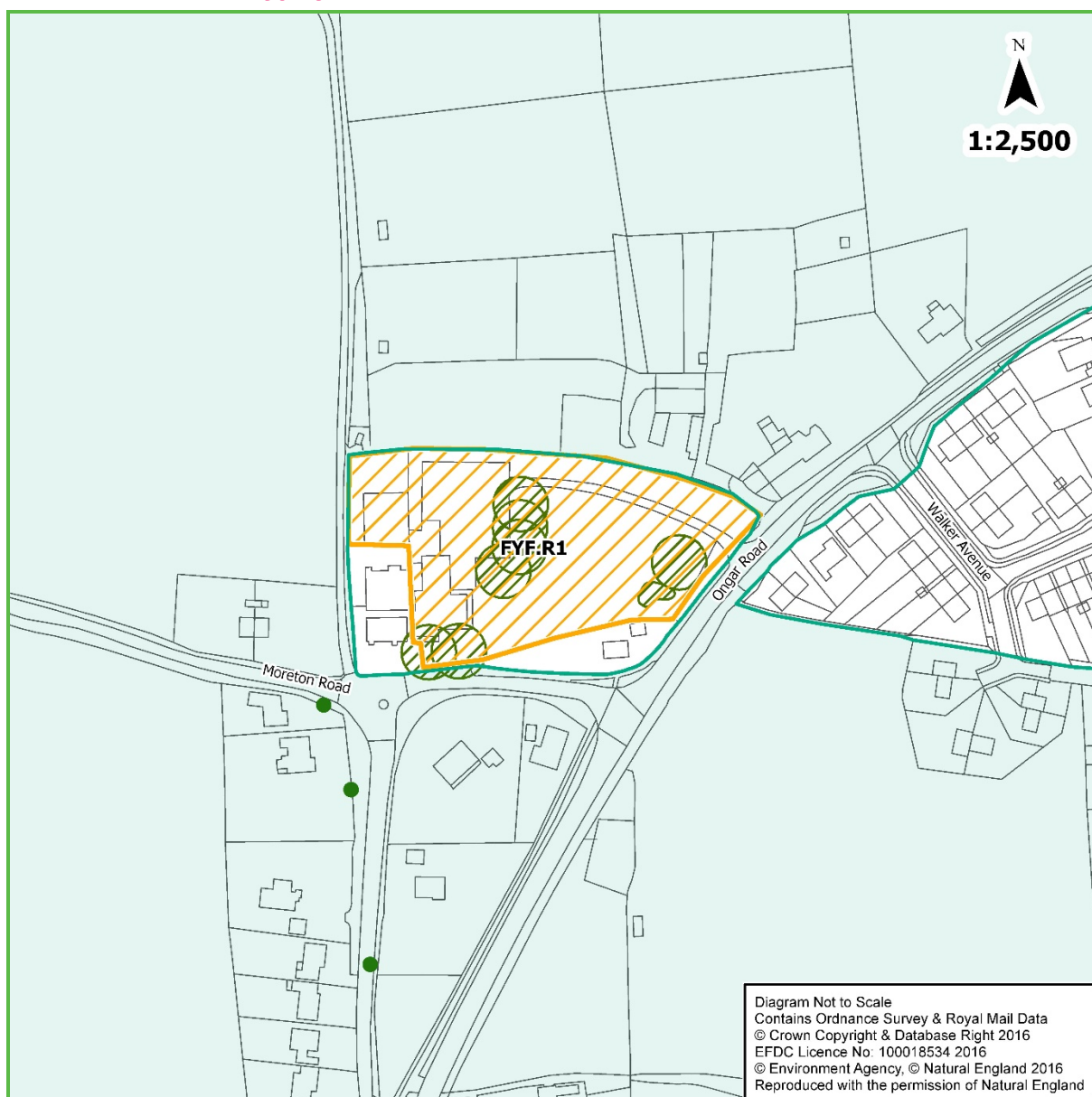
Fyfield



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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	

FYF.R1 Land at Gypsy Mead



Site Address: Ongar Road, Fyfield, Essex, CM5 0RB

Settlement: Fyfield

Proposed Use: Residential

Size (Ha) 0.81

Indicative Development Area (Ha) 0.81

Indicative Net Density (DpH) 17

Approximate Net Capacity (Dwellings) 14

Site Description:

The site contains retail and industrial uses and associated car park. It is bounded by Ongar Road (B184) to the south and east, agricultural land to the west and residential development 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.

FYF.R1 Land at Gypsy Mead

Development Requirements

Trees

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

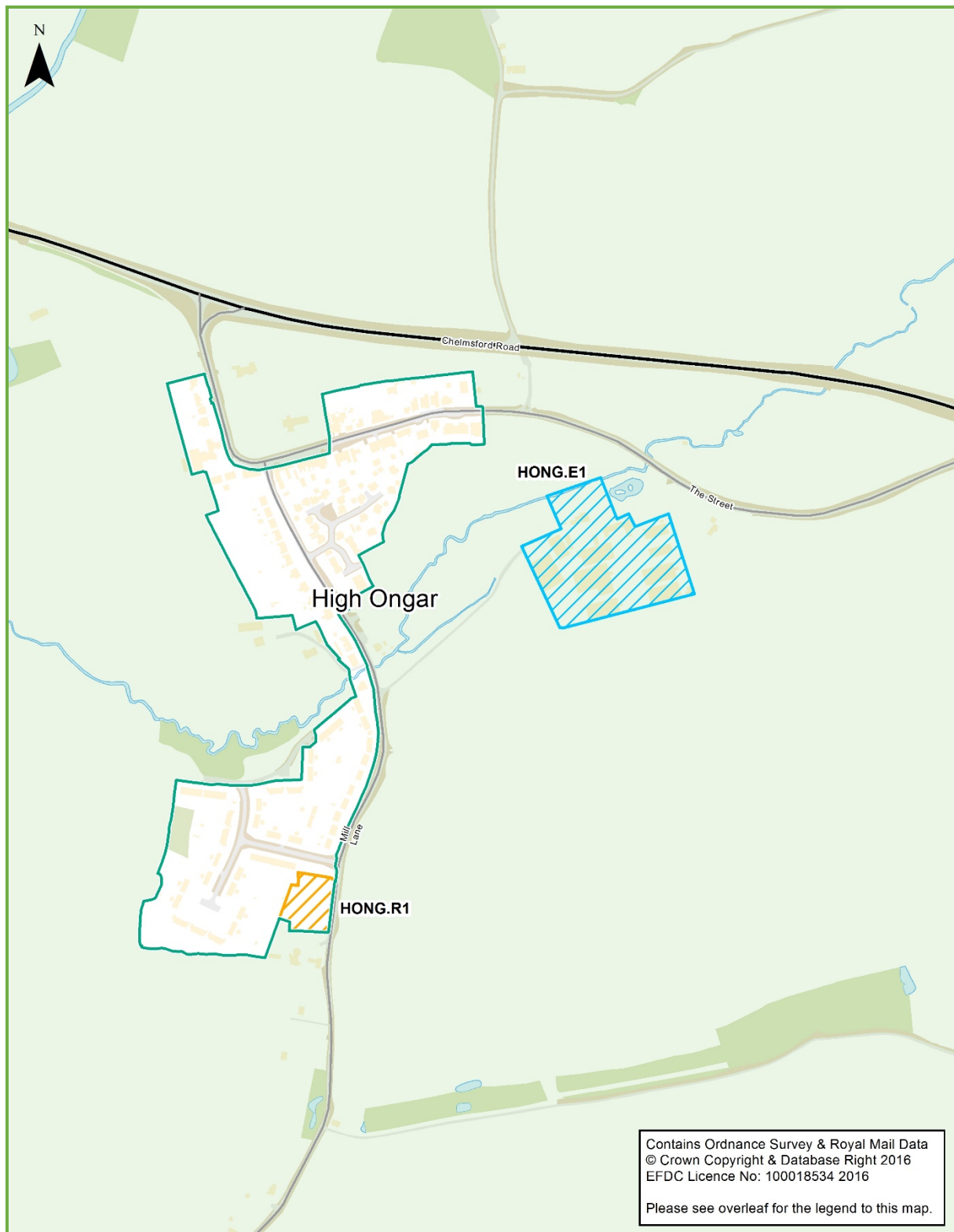
Landscape Character

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 developments 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, as appropriate, seek to incorporate, retain and, where possible, enhance existing field patterns, hedgerows, tree belts and/or ditches, providing additional screening from the wider landscape, where relevant.



































Heritage

Development of the site may impact upon the setting of the Grade II listed Mill Hatch, which is to the south-east of 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, screening and high quality design/materials.

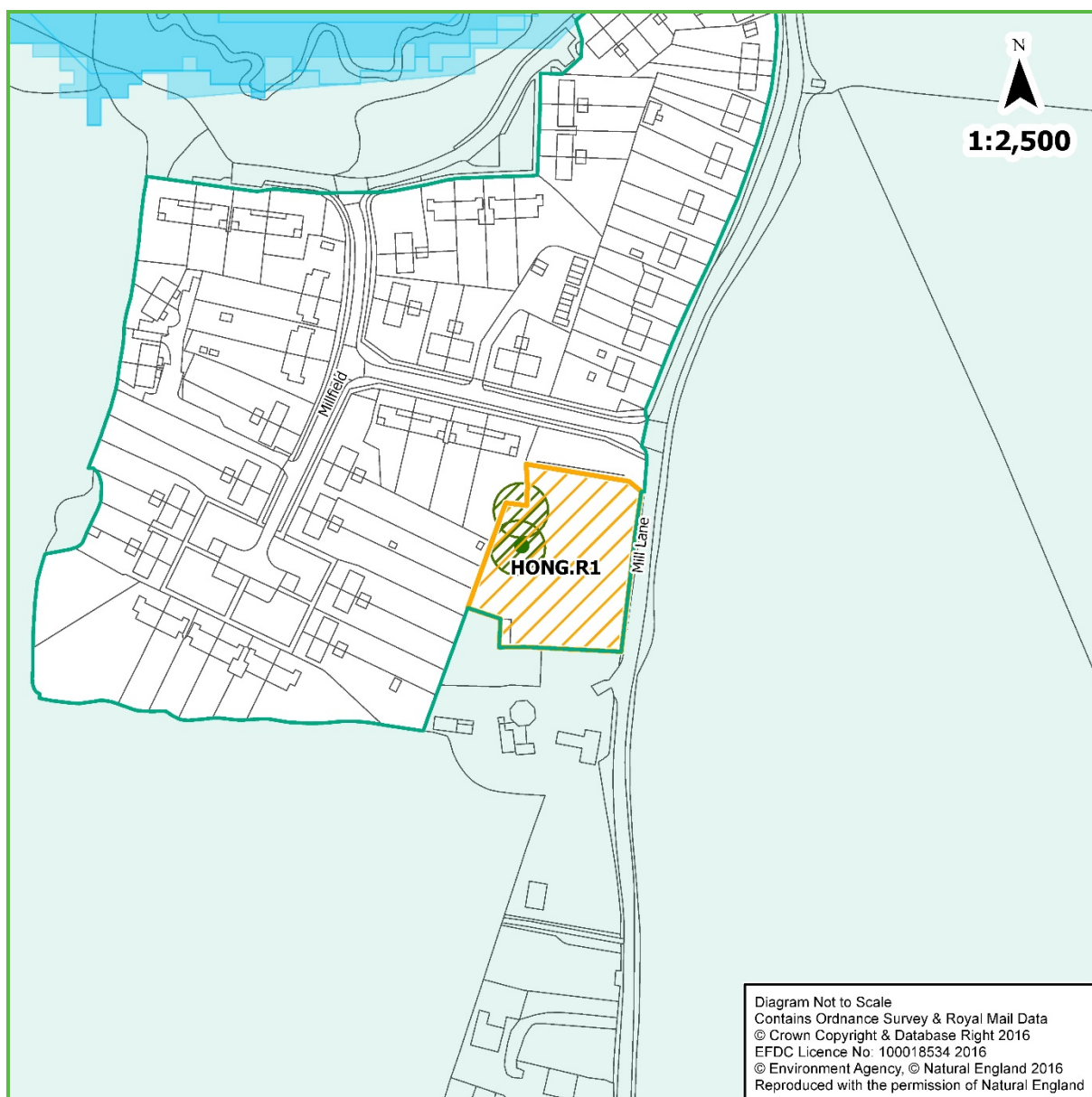
High Ongar



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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	

HONG.R1 Land at Mill Lane



Site Address: Mill Lane, High Ongar, CM5 9RQ

Settlement: High Ongar

Proposed Use: Residential

Size (Ha) 0.32

Indicative Development Area (Ha) 0.32

Indicative Net Density (DpH) 31

Approximate Net Capacity (Dwellings) 10

Site Description:

The site is greenfield land/scrub. It is bounded by Mill Lane to the east, Millfield to the north and residential development to the west and 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.

HONG.R1 Land at Mill Lane

Development Requirements

Trees

There are trees on the site which are protected by Tree Preservation Orders, one of which is also a Veteran Tree. These trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include providing an appropriate buffer zone around the trees or incorporating them within on-site open or amenity space.

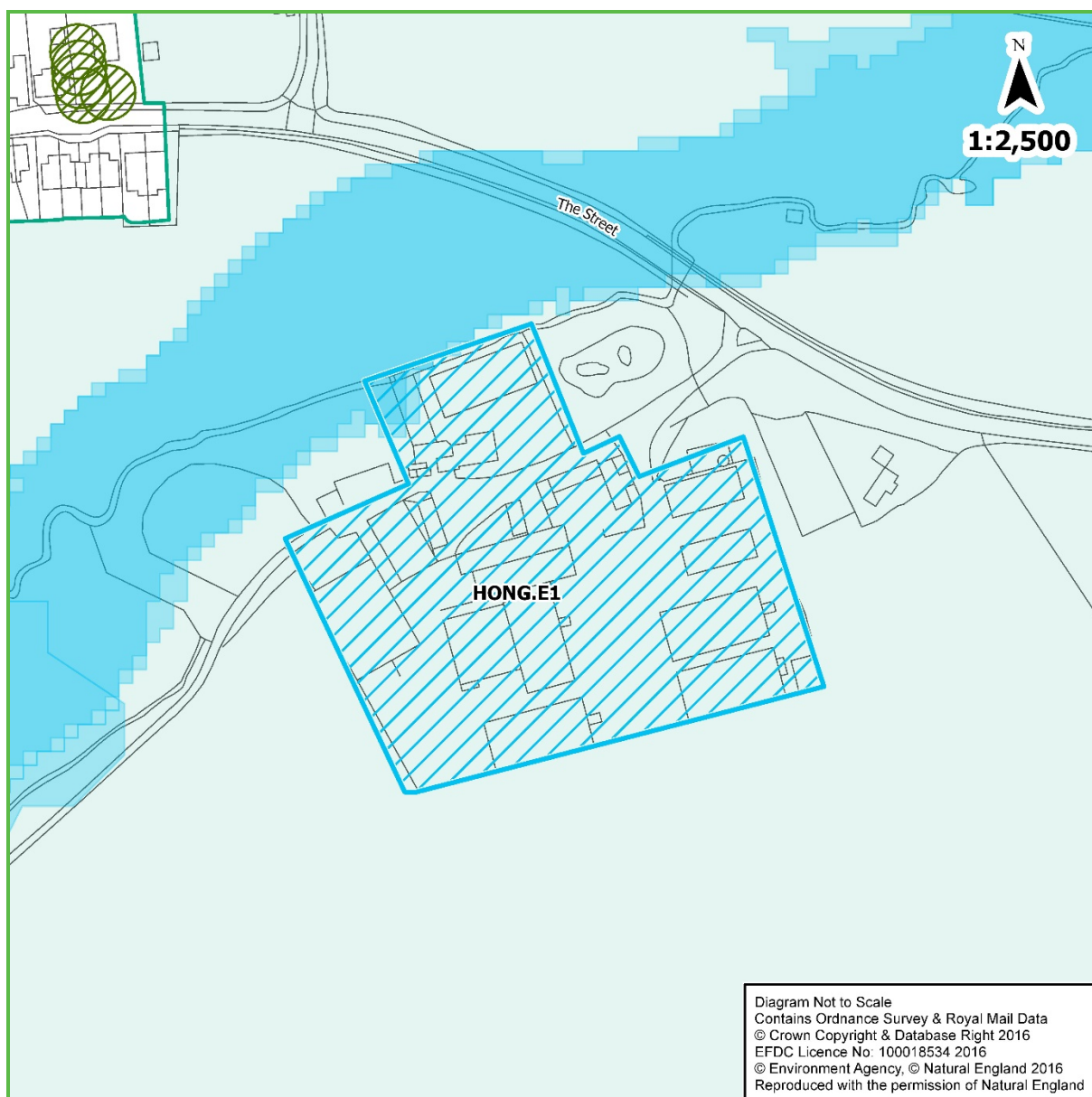
On-site Constraints

A new vehicular access will need to be created for entry to and exit from the site. This must be provided from Millfield.

Green Belt Boundary

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

HONG.E1 Nash Hall Industrial Estate



Site Address: High Ongar, Essex, CM5 9NL

Settlement: High Ongar

Proposed Use: Employment

Size (Ha)

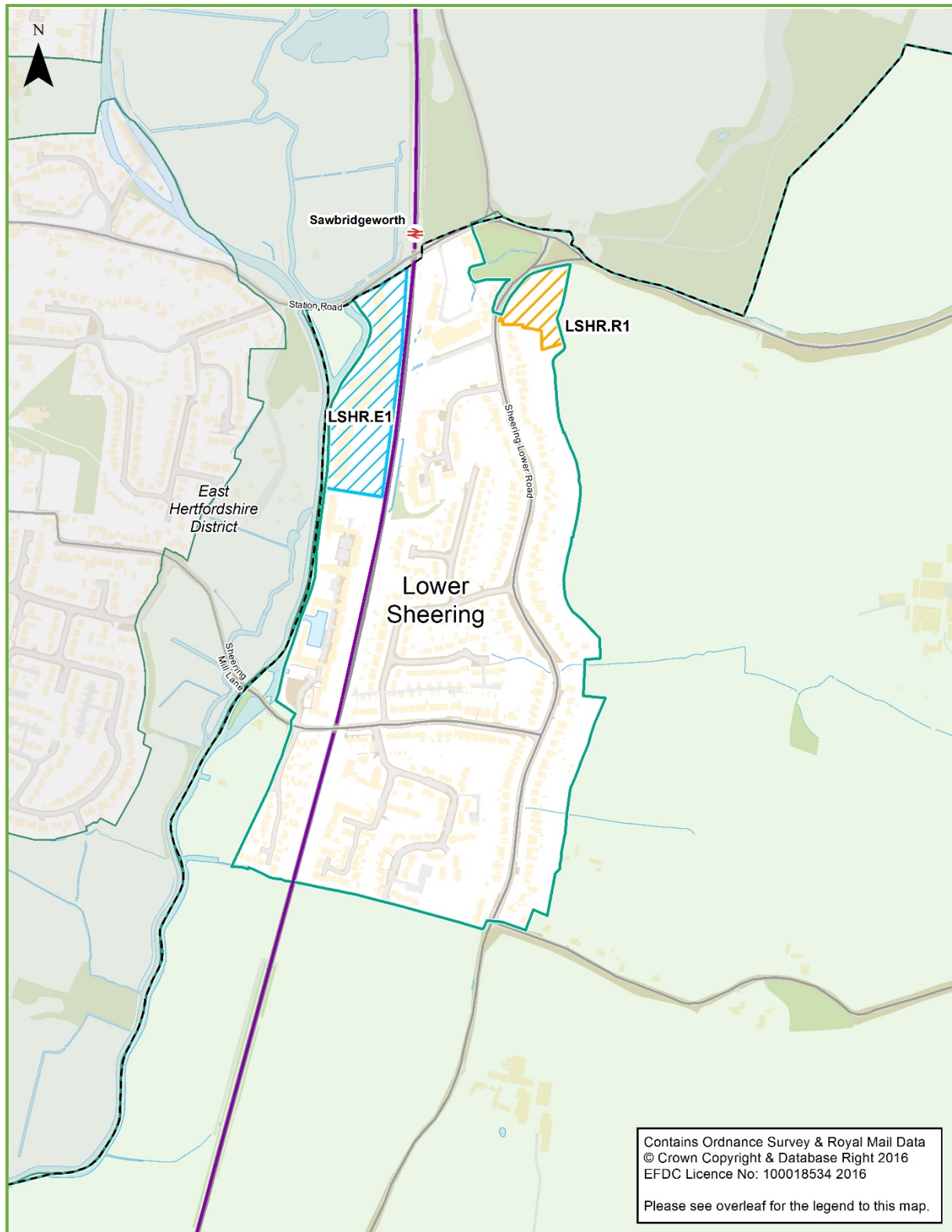
2.00

Site Description:



































The site comprises sheds/structures predominantly in industrial use. It is bounded by agricultural land to the west, south and east and a stream 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.

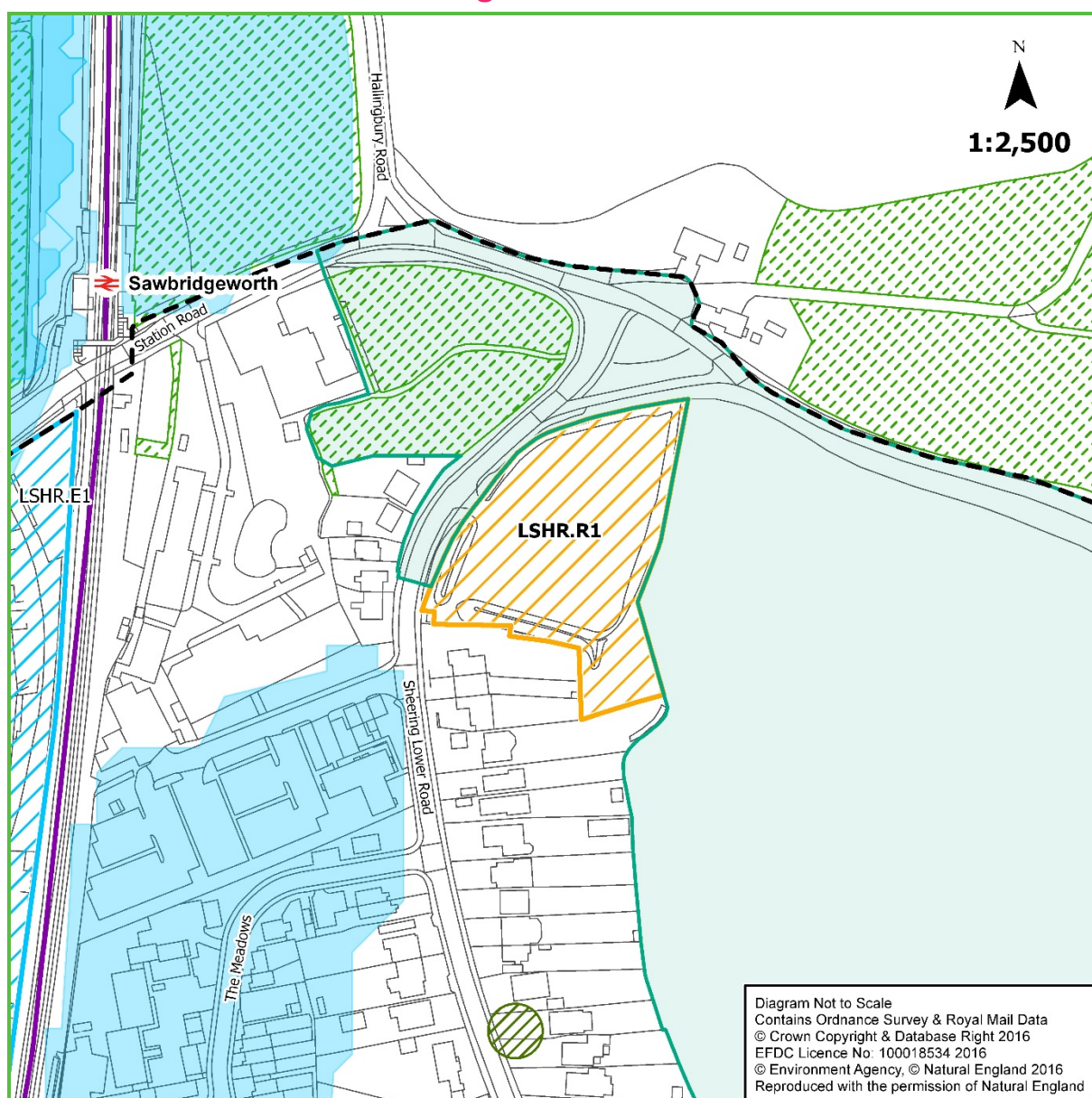
Lower Sheering



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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	

LSHR.R1 Land at Lower Sheering



Site Address: Sheering Lower Road, Lower Sheering, Essex

Settlement: Lower Sheering

Proposed Use: Residential

Size (Ha) 0.63

Indicative Development Area (Ha) 0.63

Indicative Net Density (DpH) 23

Approximate Net Capacity (Dwellings) 14

Site Description:

The site is greenfield land. It is bounded by residential development to the south, Sheering Lower Road to the west and north, and agricultural 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.

LSHR.R1 Land at Lower Sheering

Development Requirements

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 of this site may indirectly affect the Deciduous Woodland 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

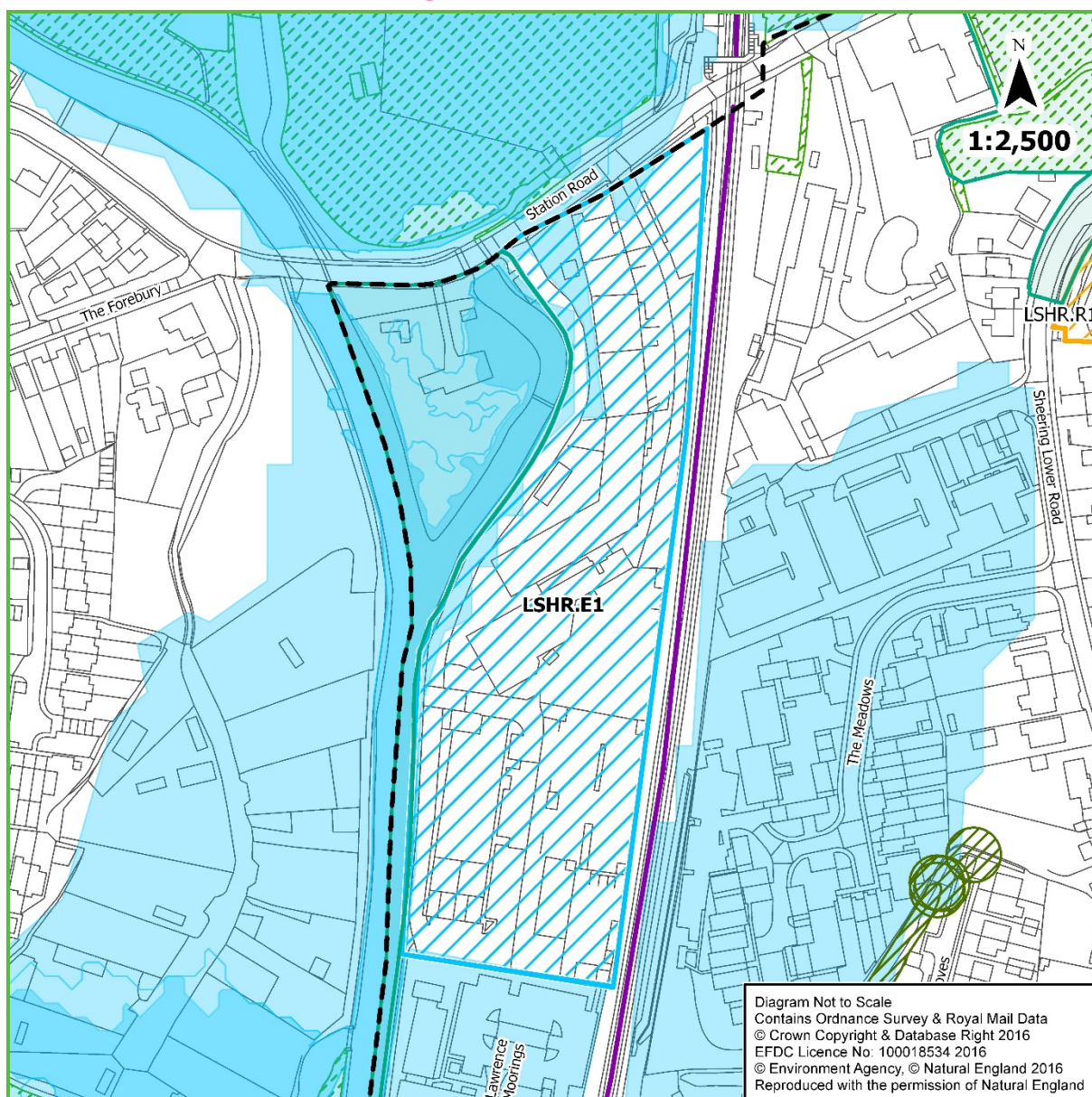
Development of the site may impact upon the setting of the Grade II listed Little Hyde Hall. Development proposals which may affect the setting of this heritage asset should sustain or enhance its significance including the contribution made by its setting. Development proposals should preserve the special architectural or historic interest of this Listed Building and its setting, including through appropriate layout and high quality design/materials.

This site is located adjacent to the Lower Sheering Conservation Area. Development proposals should preserve or enhance the setting, including views in and out of the Conservation Area. Development proposals should consider layout, development form, density, height, scale, massing and materials.

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 eastern edge of the site will need to be strengthened.

LSHR.E1 Land at The Maltings



Site Address: Station Road, Sawbridgeworth, CM21 9JX

Settlement: Lower Sheering

Proposed Use: Employment

Size (Ha)

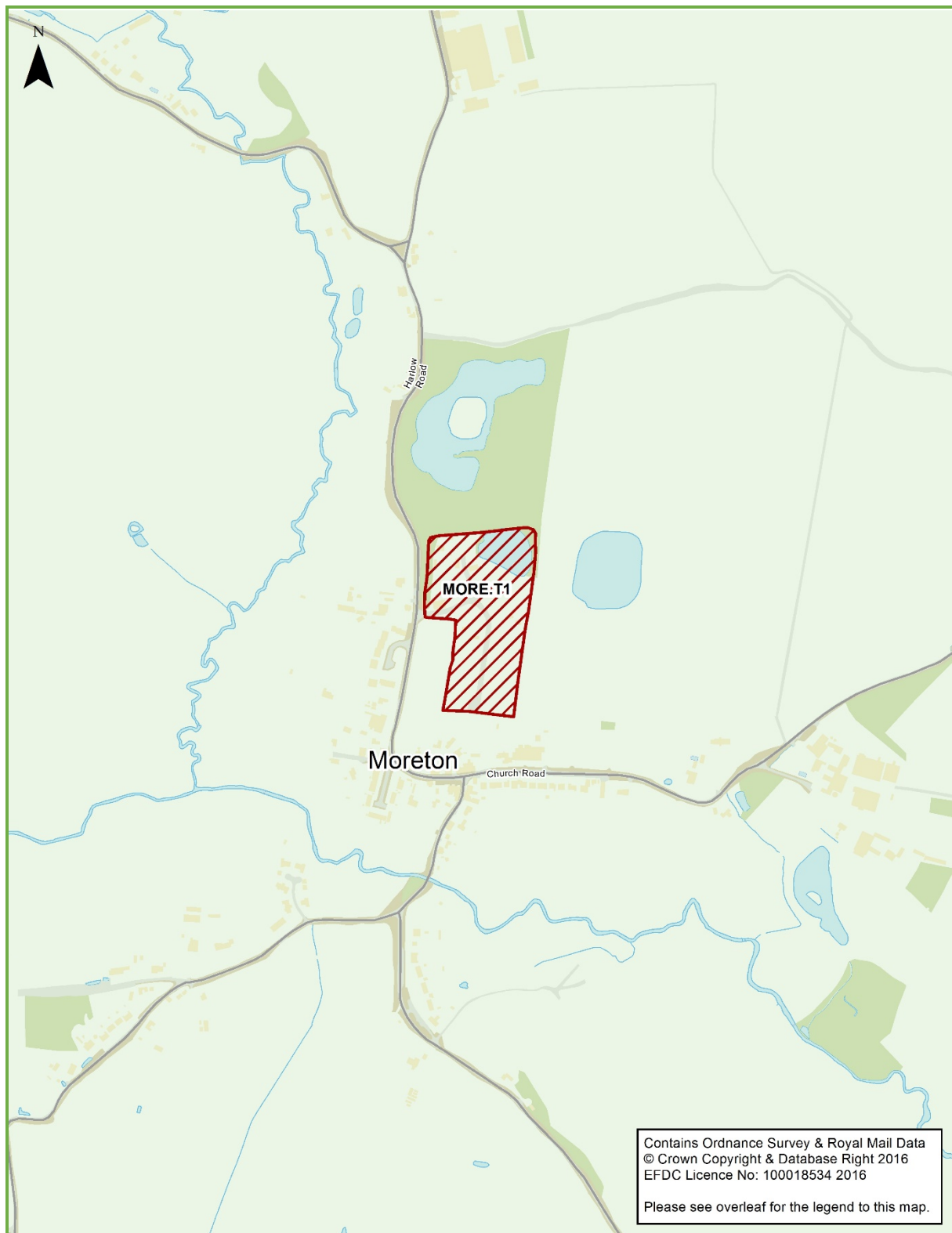
2.08

Site Description:



































The site contains existing employment uses which predominantly comprise offices. It is bounded by the railway line to the east, River Stort to the west, Station Road to the north and residential development 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.

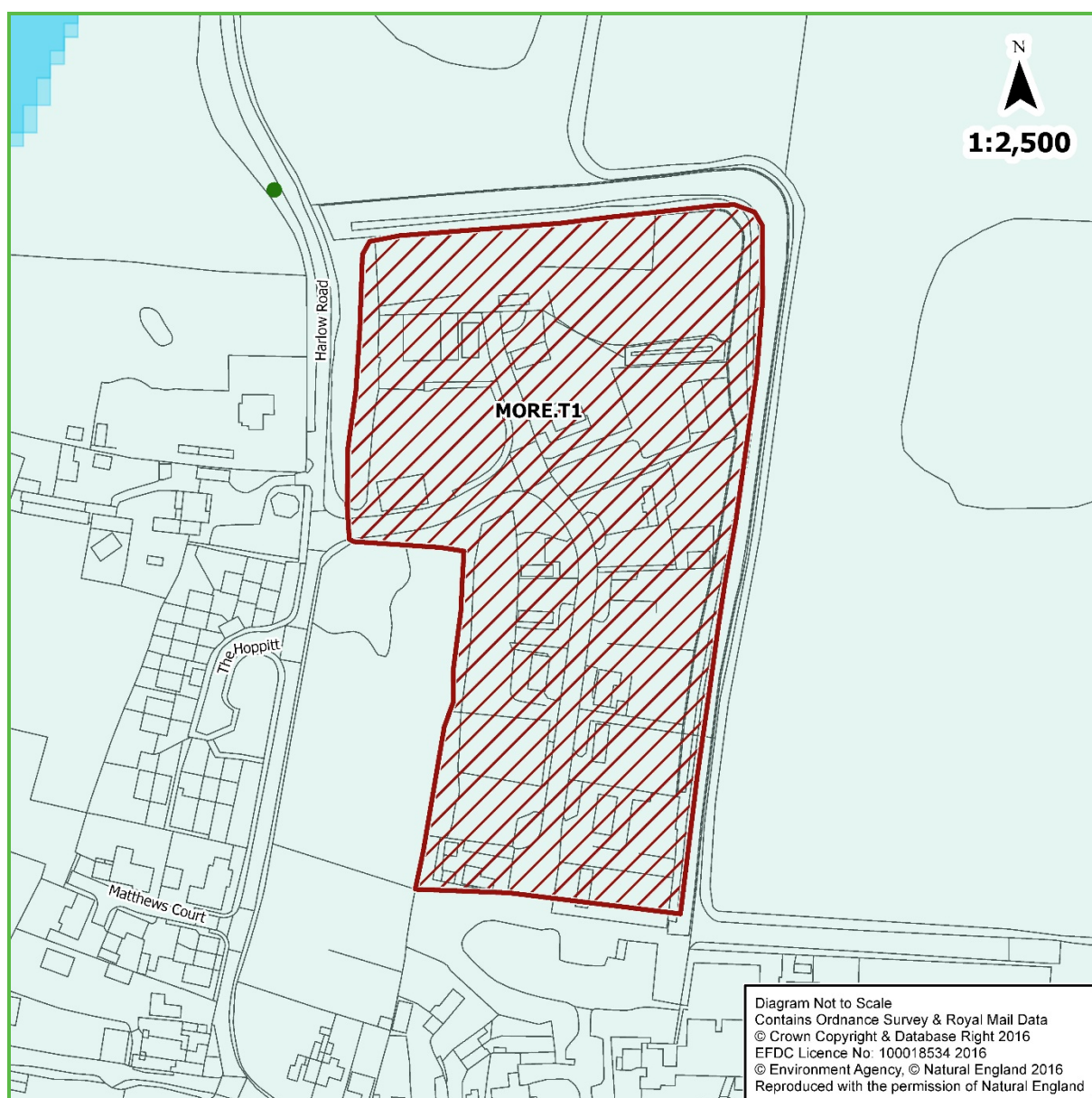
Moreton



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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	

MORE.T1 Land at Lakeview



Site Address: Lakeview, Moreton, Essex

Settlement: Moreton

Proposed Use: Traveller

Size (Ha)

2.97

Indicative Development Area (Ha)

0.1

Approximate Net Capacity (yards)

1

Site Description:

The site comprises an existing Travelling Showpeople site with nine yards and a central area for maintenance and storage. There is a vacant yard in the north of site. It is bounded by Harlow Road to the west, undeveloped land to the north, agricultural land to the east and residential development 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.

MORE.T1 Land at Lakeview**Development Guidance****Heritage**

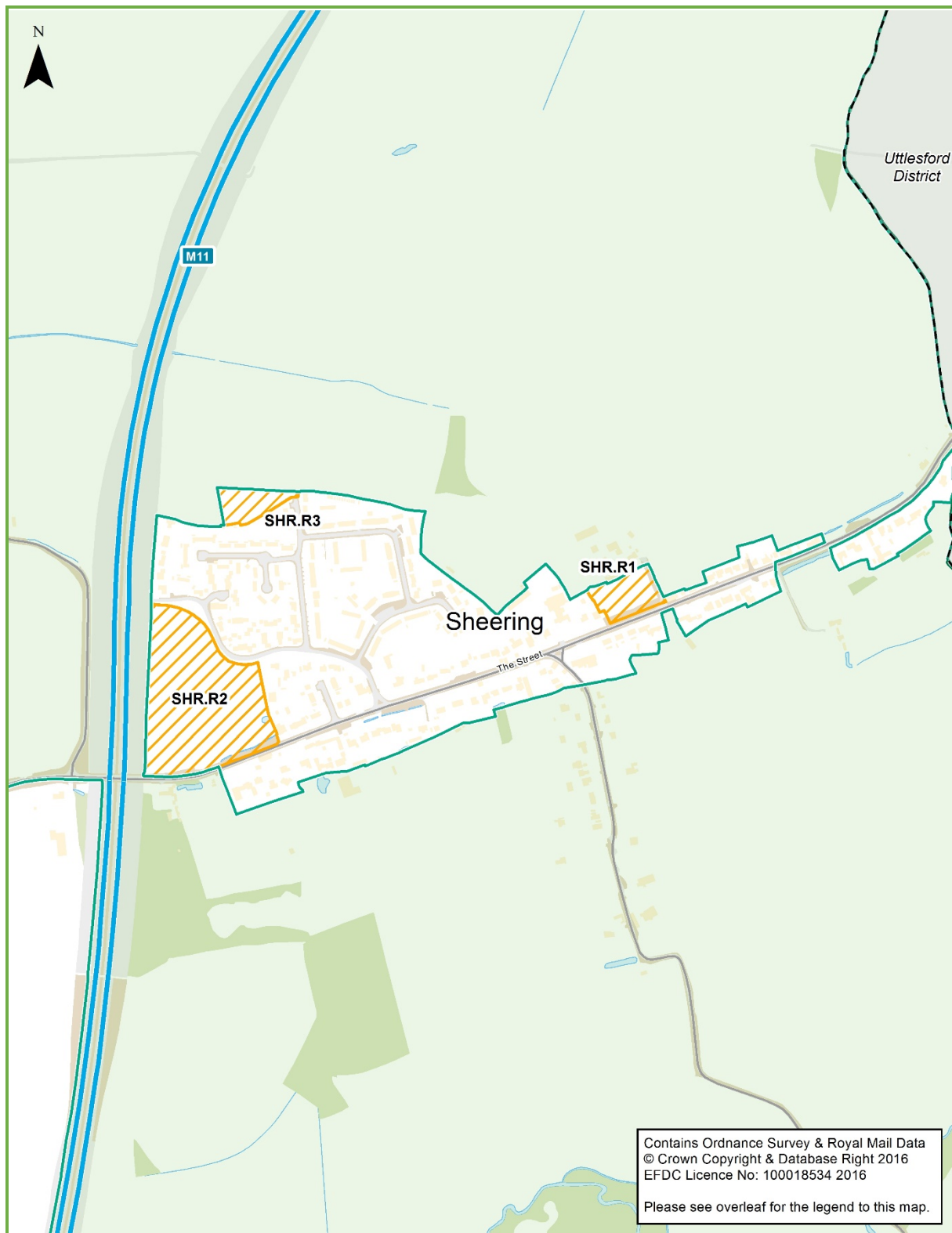
This site is located adjacent to the Moreton Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. Development proposals should incorporate a sensitive layout and landscaping/additional screening, for example through planted buffers, to mitigate impacts.

On-site Constraints



































Due to historic domestic landfill use, there is potential for severe contamination to be present on site. Development proposals for one additional yard should be carefully designed to prevent unacceptable risks from land contaminants to current or future occupants of the site. A Phased Land Contamination investigation will be required to accompany any planning application. If demonstrated to be necessary either:

- remediation works shall be carried out, as agreed with the Council before development commences; or
- the following works shall be undertaken in full and shall be managed and maintained for the lifetime of the use:
 - the land subject to the allocation for the additional yard (north-east corner of the site) shall be covered by impermeable hard surfacing to prevent any contact with underlying soils;
 - areas beneath caravans must be left open and not used for storage purposes with no walls or skirting used to enclose the void to ensure that ventilation is maintained and there is no impediment of air flow to prevent the accumulation of ground gases within caravans; and
 - barrier potable water supply pipes shall be used to prevent contamination of the water supply by organic contaminants permeating plastic pipes.

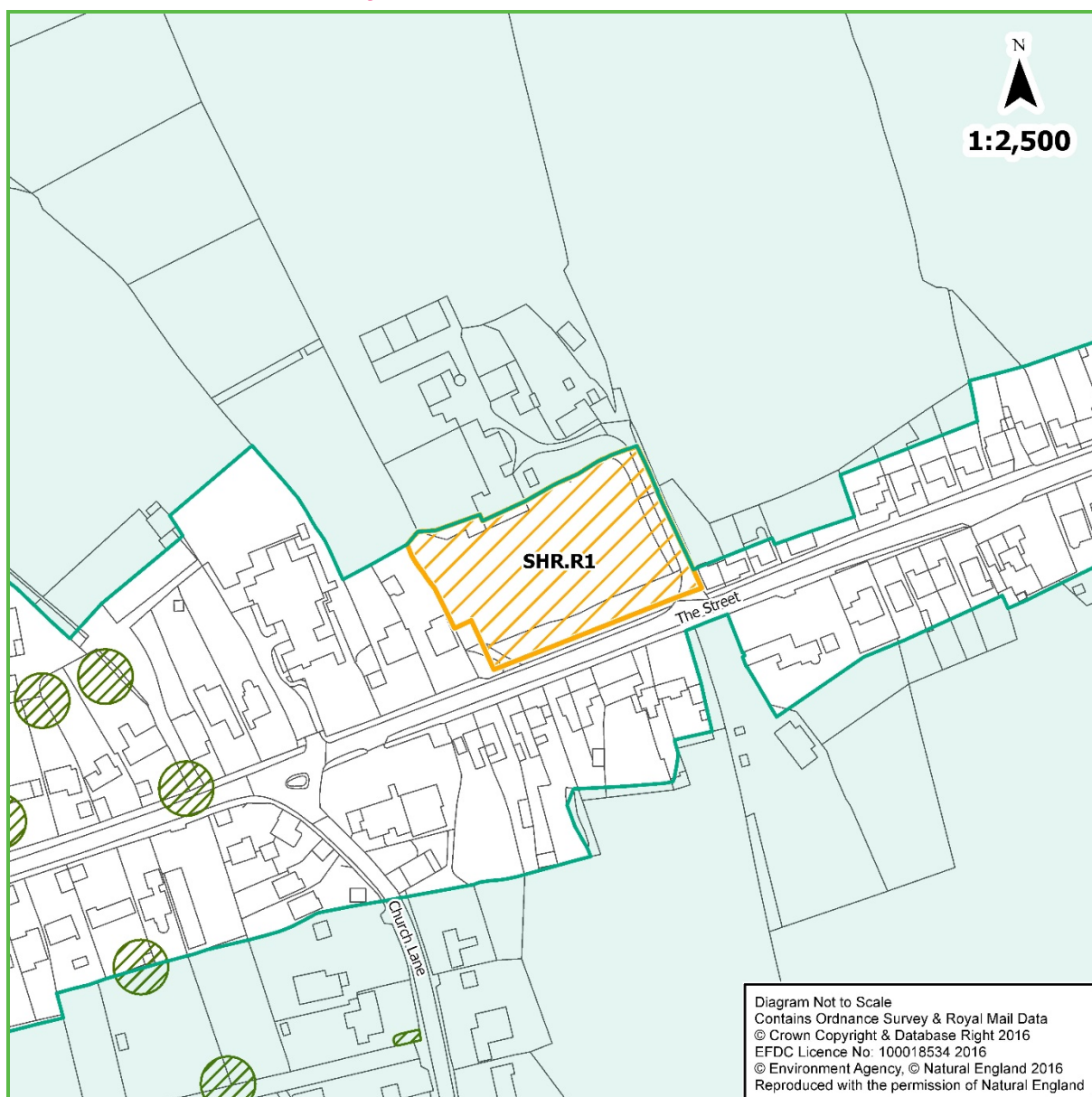
Sheering



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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	

SHR.R1 Land at Daubneys Farm



Site Address: The Street, Sheering, Essex, CM22 7LU

Settlement: Sheering

Proposed Use: Residential

Size (Ha) 0.48

Indicative Development Area (Ha) 0.41

Indicative Net Density (DpH) 26

Approximate Net Capacity (Dwellings) 10

Site Description:

The site is agricultural land. It is bounded by The Street (B183) to the south, Daubneys Farm to the north and residential development to the east 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.

SHR.R1 Land at Daubneys Farm

Development Requirements

Heritage

Development of the site may impact upon the settings of the Grade II* listed Daubneys Farmhouse, Grade II listed Barn and listed buildings on The Street. Development proposals which 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 and high quality design/materials.

On-site Constraints

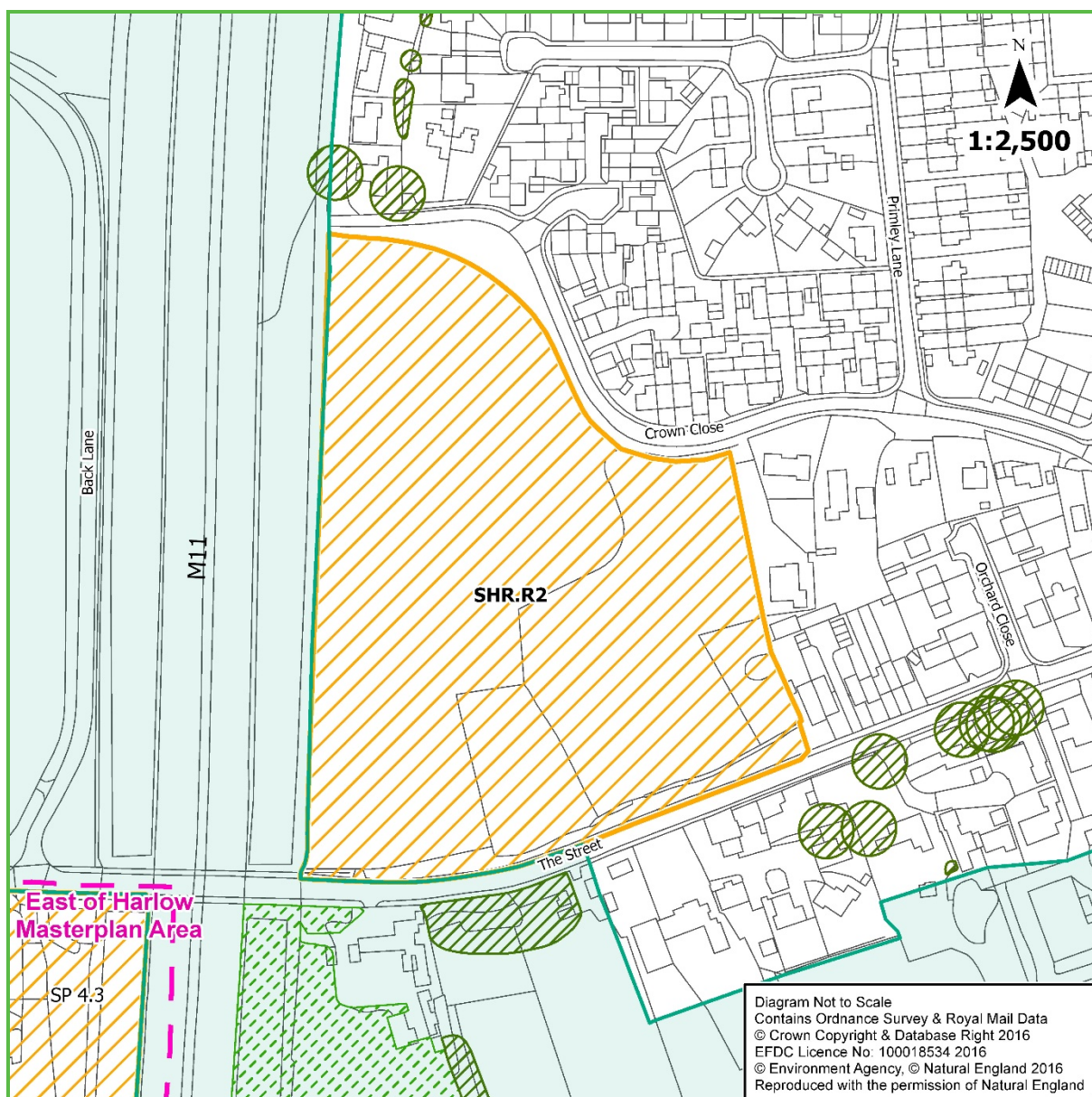
The site has potential site access constraints. Development proposals should consider the need to upgrade the existing unmade access to Daubneys Farm in order to ensure a safe access point which has sufficient capacity for the development it serves.

The site includes an existing Public Right of Way along the access road to Daubneys Farm. 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.

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.

SHR.R2 Land East of the M11



Site Address: The Street, Sheering, Essex

Settlement: Sheering

Proposed Use: Residential

Size (Ha) 3.01

Indicative Development Area (Ha) 2.87

Indicative Net Density (DpH) 24

Approximate Net Capacity (Dwellings) 62

Site Description:

The site is greenfield land. It is bounded by the M11 to the west, residential development to the north and east and The Street (B183) 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.

SHR.R2 Land East of the M11

Development Requirements

Ecology

Development of this site may indirectly affect a Deciduous Woodland 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).

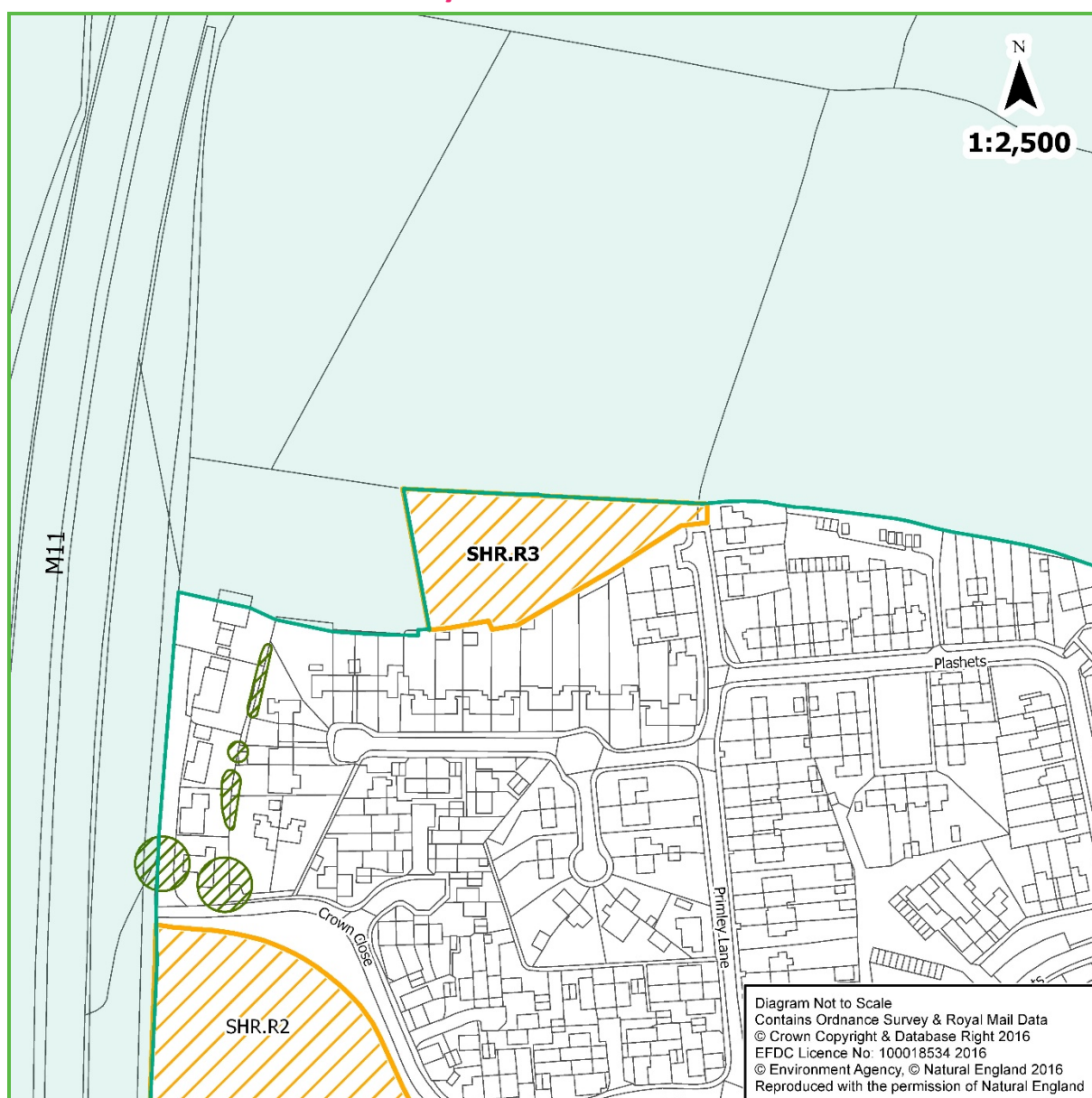
Heritage

Development of the site may impact upon the settings of the Grade II listed Chambers Farmhouse and a pump. Development proposals which may affect the settings of these heritage assets should sustain and 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 high quality design/materials.

On-site Constraints

The site is identified as being at risk of noise and air quality impacts due to its proximity to the M11 motorway. Development proposals should mitigate noise and air quality 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.

SHR.R3 Land North of Primley Lane



Site Address: Primley Lane, Sheering, Essex

Settlement: Sheering

Proposed Use: Residential

Size (Ha) 0.36

Indicative Development Area (Ha) 0.36

Indicative Net Density (DpH) 35

Approximate Net Capacity (Dwellings) 12

Site Description:

The site is agricultural land. It is bounded by residential development to the west, south and 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 requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

Epping Forest District Local Plan

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SHR.R3 Land North of Primley Lane

Development Requirements

Heritage

Development of the site may impact upon the settings of the Grade II listed Chambers Farmhouse and a pump. Development proposals which may affect the settings of these heritage assets should sustain and 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 high quality design/materials.

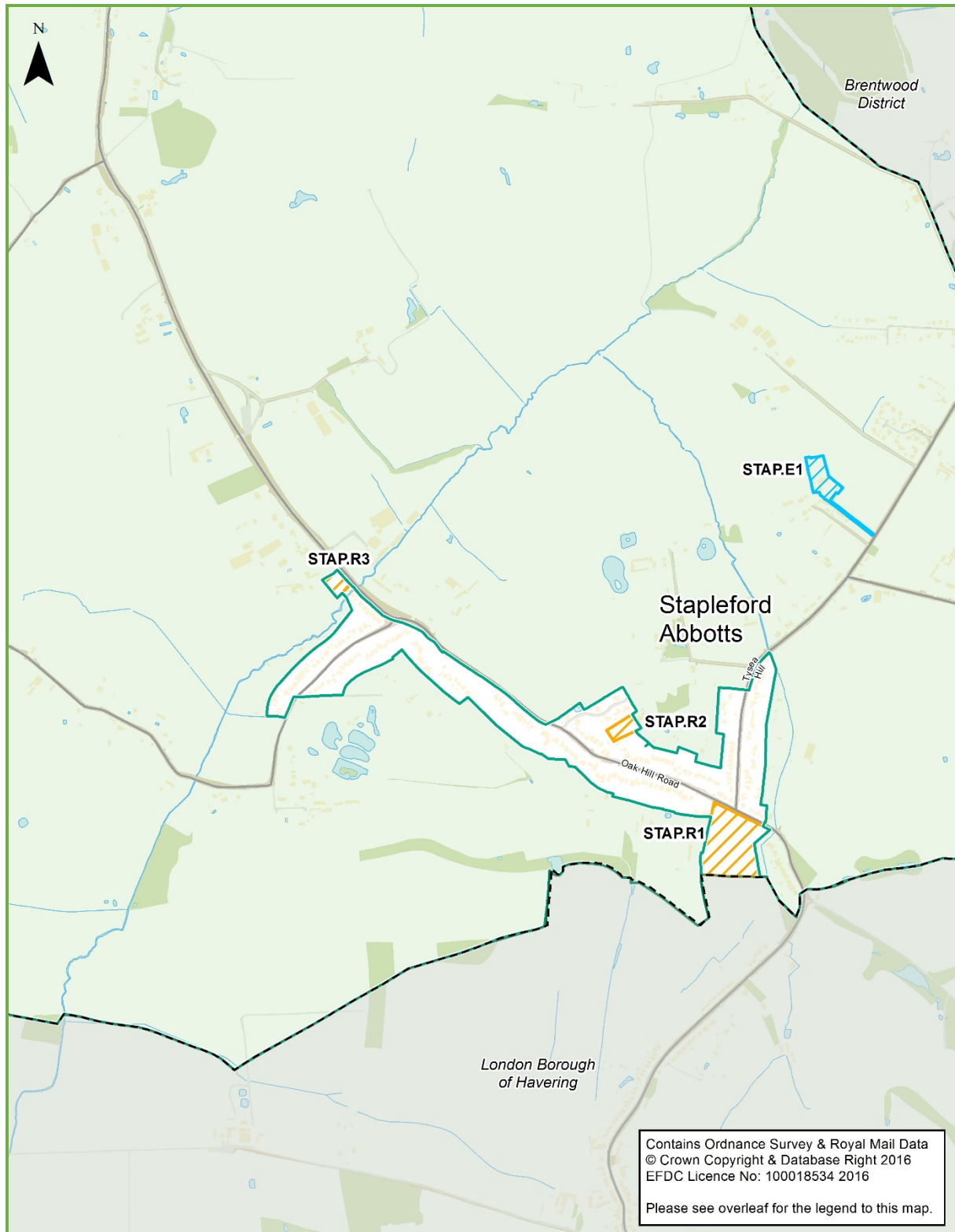
On-site Constraints

The site includes an existing Public Right of Way. Development proposals should seek to integrate the Public Right of Way within the development layout and maintain and where possible improve connectivity with the wider network. 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.



































Green Belt Boundary

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

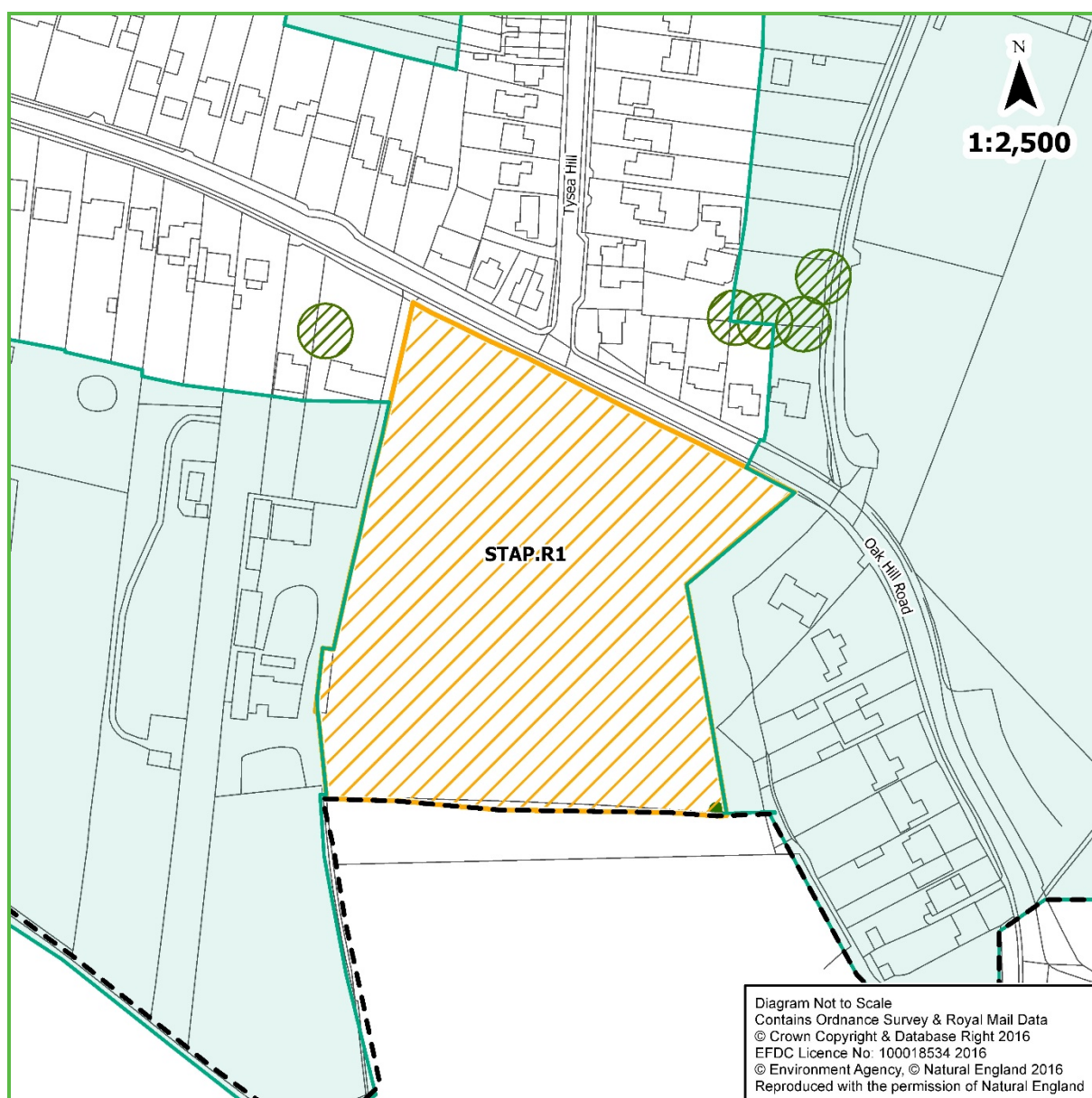
Stapleford Abbots



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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	

STAP.R1 Land at Oak Hill Road



Site Address: Oak Hill Road, Stapleford Abbots, Essex, RM4 1JH

Settlement: Stapleford Abbots

Proposed Use: Residential

Size (Ha) 2.13

Indicative Development Area (Ha) 2.13

Indicative Net Density (DpH) 17

Approximate Net Capacity (Dwellings) 33

Site Description:

The site comprises grazing land and other greenfield land. It is bounded by Oak Hill Road (B175) to the north, residential development to the west and east and agricultural land 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.

STAP.R1 Land at Oakfield Road

Development Requirements

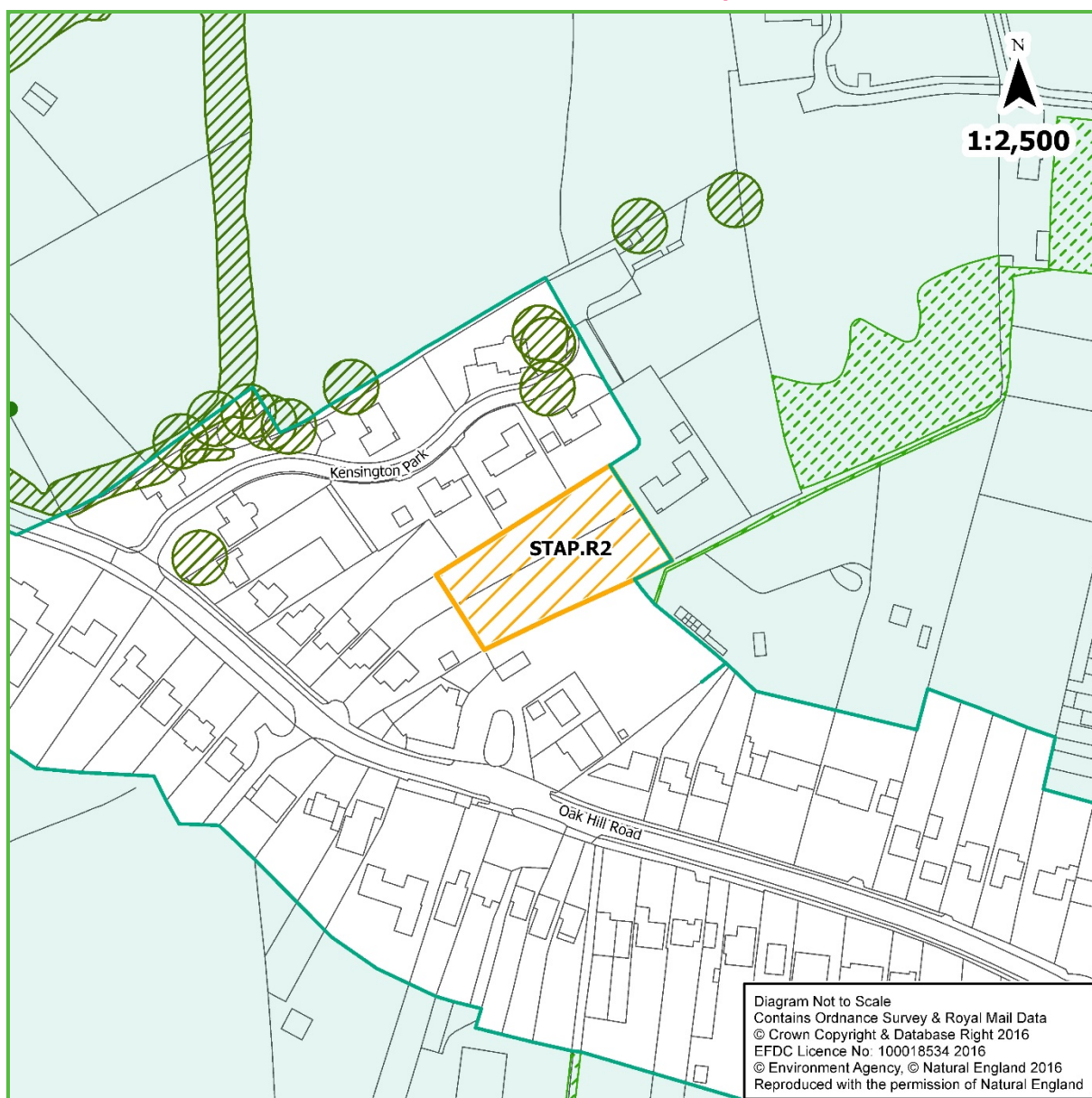
Trees

There is one Ancient and Veteran tree in the south eastern corner of the site. The tree should be incorporated into the development proposals to avoid the loss of, or damage to, it. This could include providing an appropriate buffer zone around the tree or incorporating the tree within on-site open or amenity space.

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 southern edge of the site will need to be strengthened.

STAP.R2 Land to the rear of Mountford & Bishops Bron



Site Address: Oak Hill Road, Stapleford Abbots, Essex, RM4 1JL

Settlement: Stapleford Abbots

Proposed Use: Residential

Size (Ha) 0.28

Indicative Development Area (Ha) N/A

Indicative Net Density (DpH) N/A

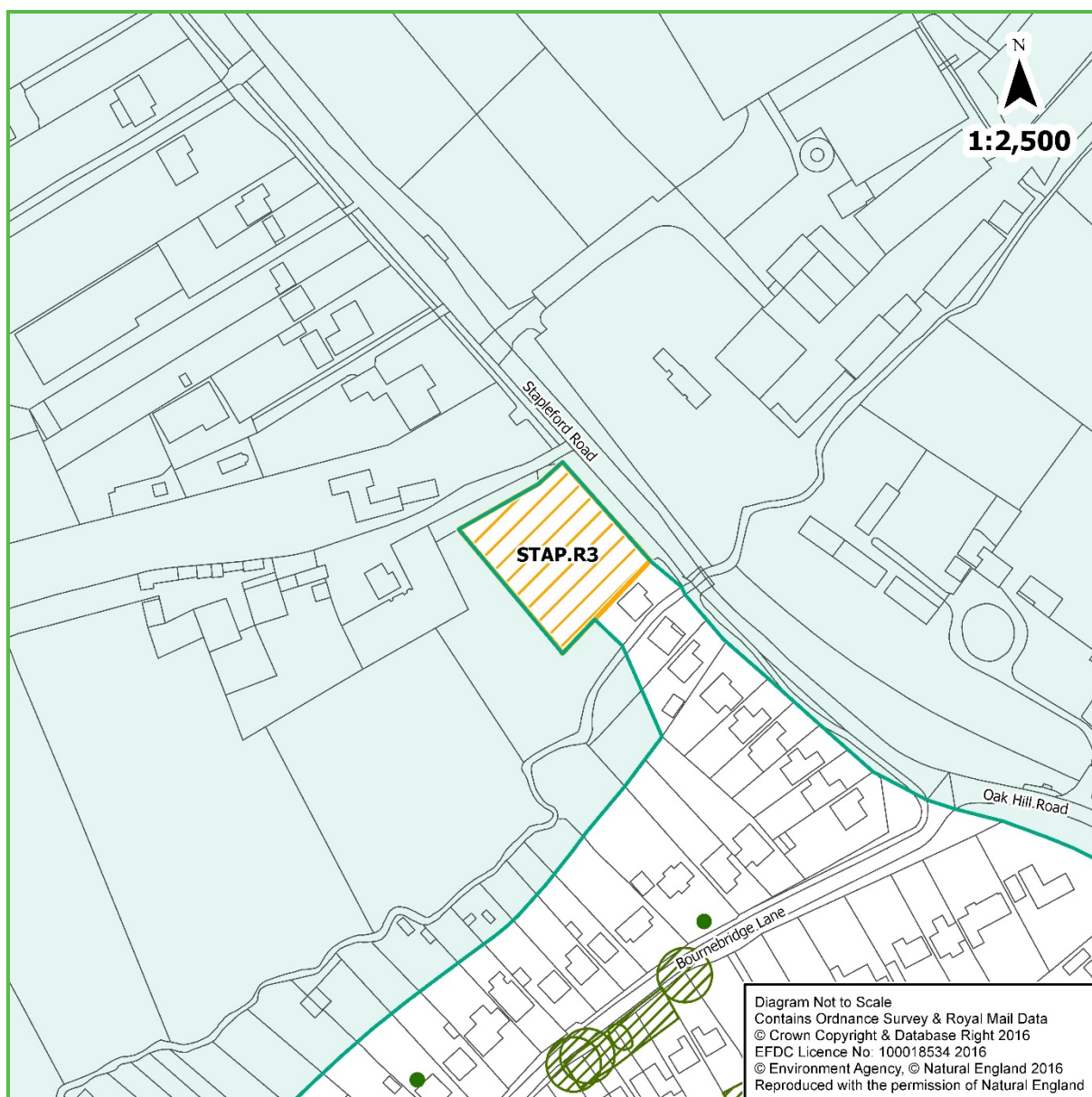
Net Capacity (Dwellings) 8

Site Description:

The site comprises greenfield land to the rear of the Royal Oak Pub. It is bounded by residential development. Planning permission (ref EPF/1762/17) was granted for eight units on 15 November 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.

STAP.R3 Land at The Drive



Site Address: Stapleford Road, Stapleford Abbots, Essex, RM4 1EJ

Settlement: Stapleford Abbots

Proposed Use: Residential

Size (Ha) 0.25

Site Description:

Indicative Development Area (Ha) N/A

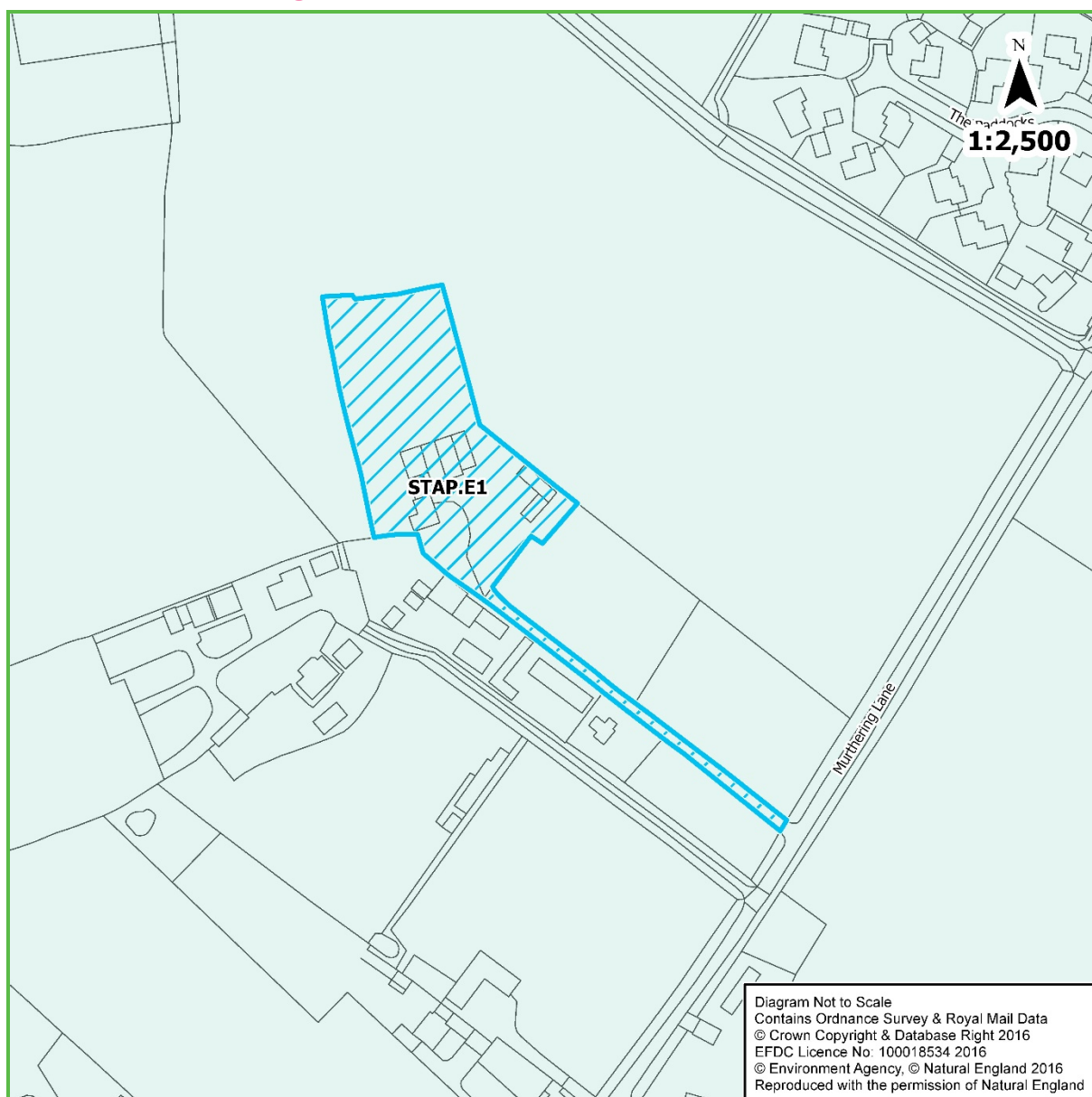
The site comprises agricultural land and other greenfield land. It is bounded by Stapleford Road (B175) to the east, residential development to the north and south and greenfield land to the west. Planning permission (ref EPF/0781/17) was granted for six units on 19 July 2017.

Indicative Net Density (DpH) N/A

Net Capacity (Dwellings) 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.

STAP.E1 Land at High Willows



Site Address: Murthing Lane, Stapleford Abbots, Essex, RM4 1JT

Settlement: Stapleford Abbots

Proposed Use: Employment

Size (Ha)

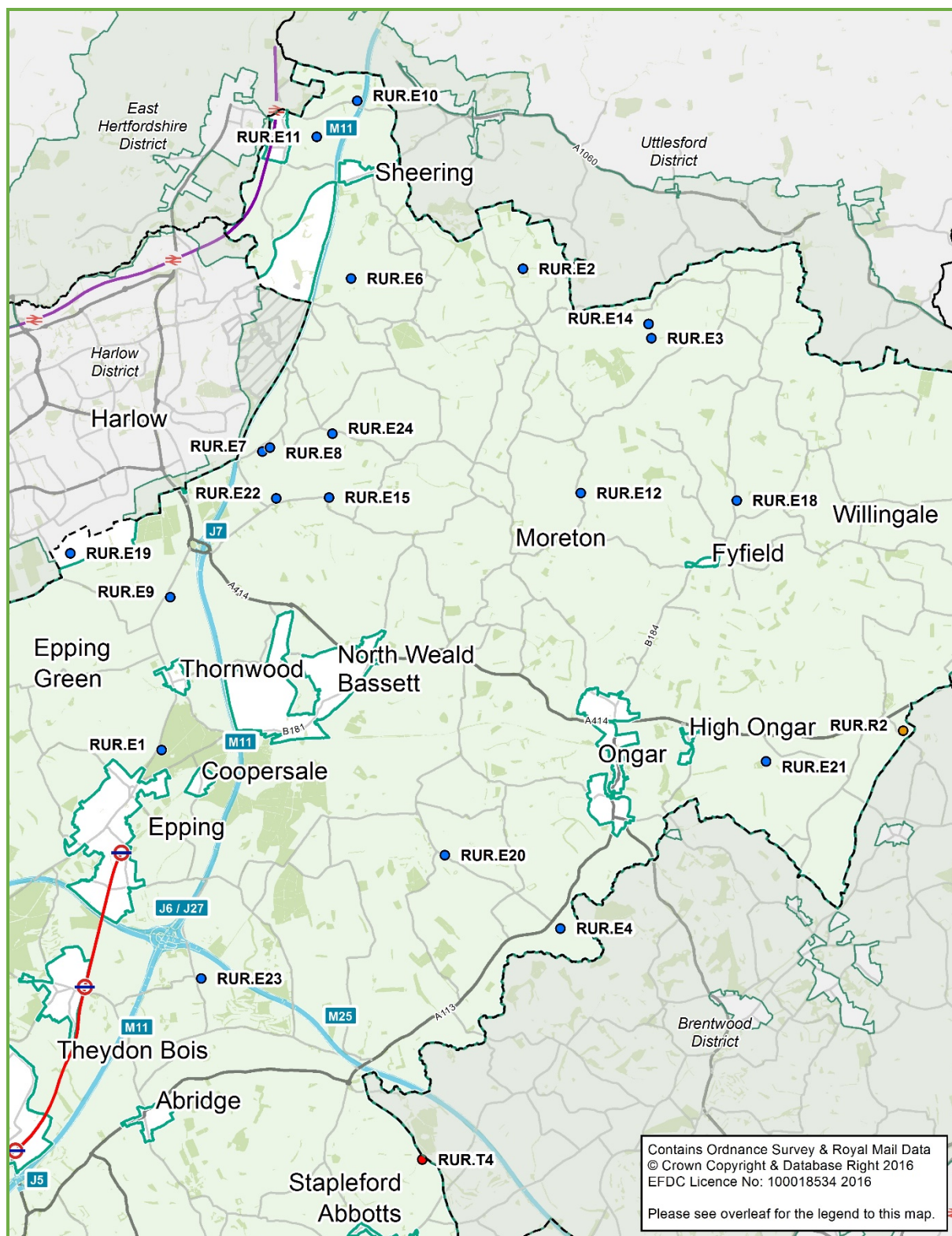
0.60

Site Description:



































The site is comprises industrial uses. It is bounded by residential dwellings to the south and agricultural land to the north, east 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.

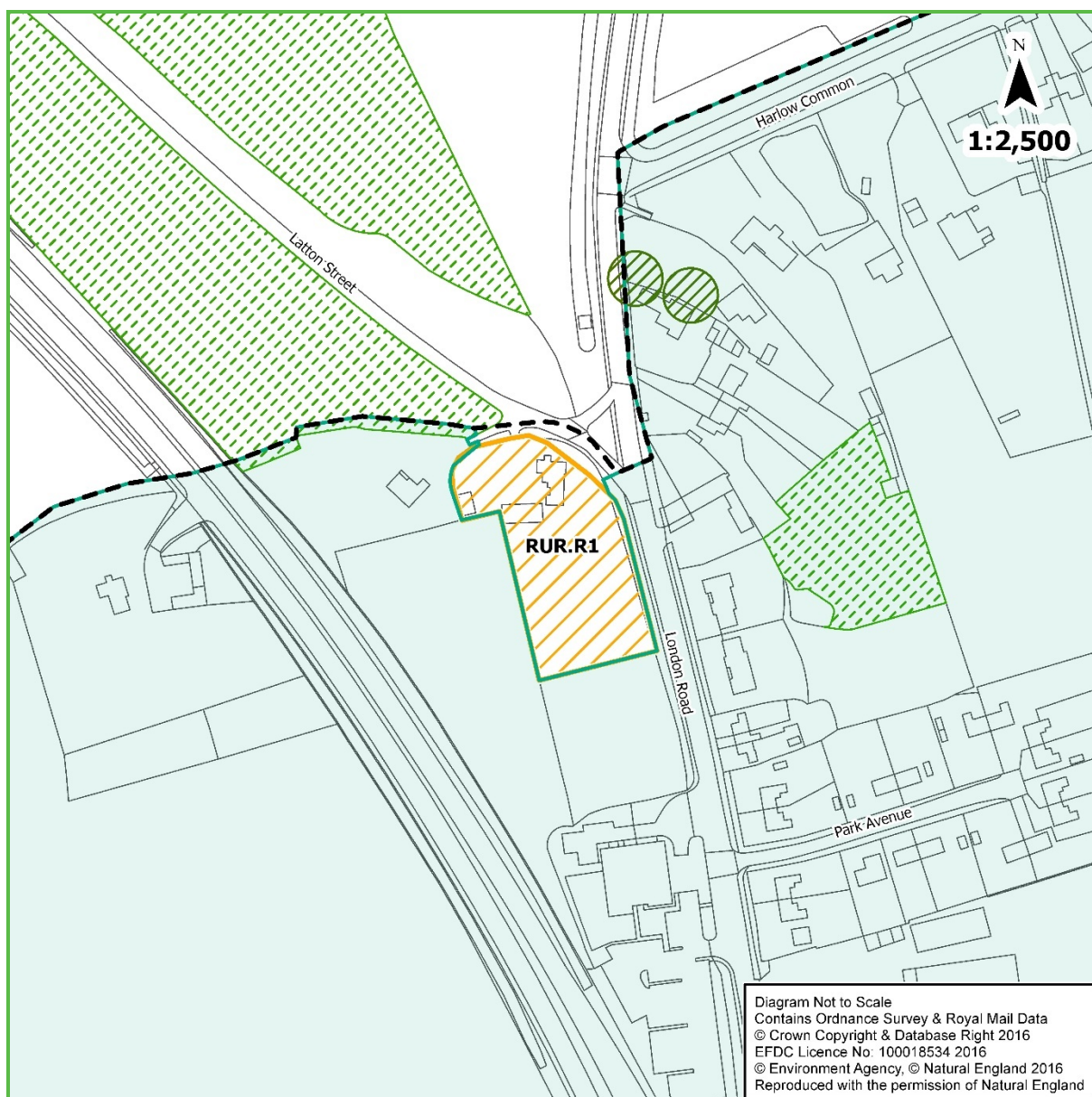
Eastern Rural Sites



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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	

RUR.R1 Avenue Home



Site Address: London Road, Latton Common, Near Harlow, CM17 9NJ

Parish: North Weald Bassett

Proposed Use: Residential

Size (Ha) 0.38

Indicative Development Area (Ha) 0.38

Indicative Net Density (DpH) 32

Approximate Net Capacity (Dwellings) 11

Site Description:

The site comprises a residential dwelling with associated outbuildings and garden. It is bounded by London Road to the east, Latton Street to the north, a residential dwelling to the north west, and woodland and scrubland to the 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.

RUR.R1 Avenue Home

Development Requirements

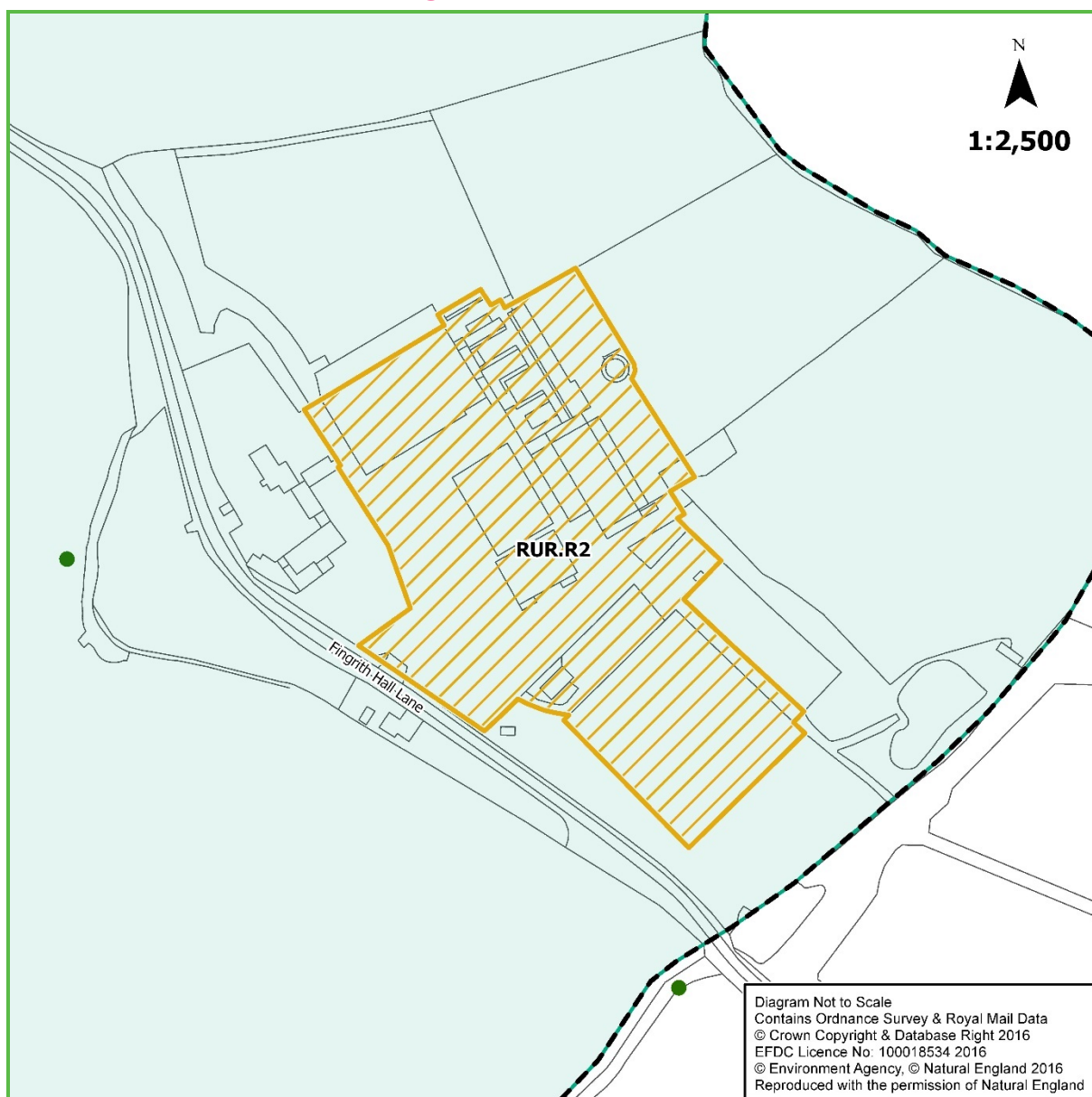
Ecology

Development of this site may indirectly affect the adjacent Deciduous Woodland Priority Habitat. Development proposals should be subject to careful design and layout and, where appropriate, incorporate ecological buffers to protect the Deciduous Woodland Priority Habitat.

Green Belt Boundary

Existing features in the landscape should be used as the new defensible boundaries to the Green Belt. As part of the development proposals the existing features along the southern and western edges of the site will need to be strengthened.

RUR.R2 Norton Heath Riding Centre

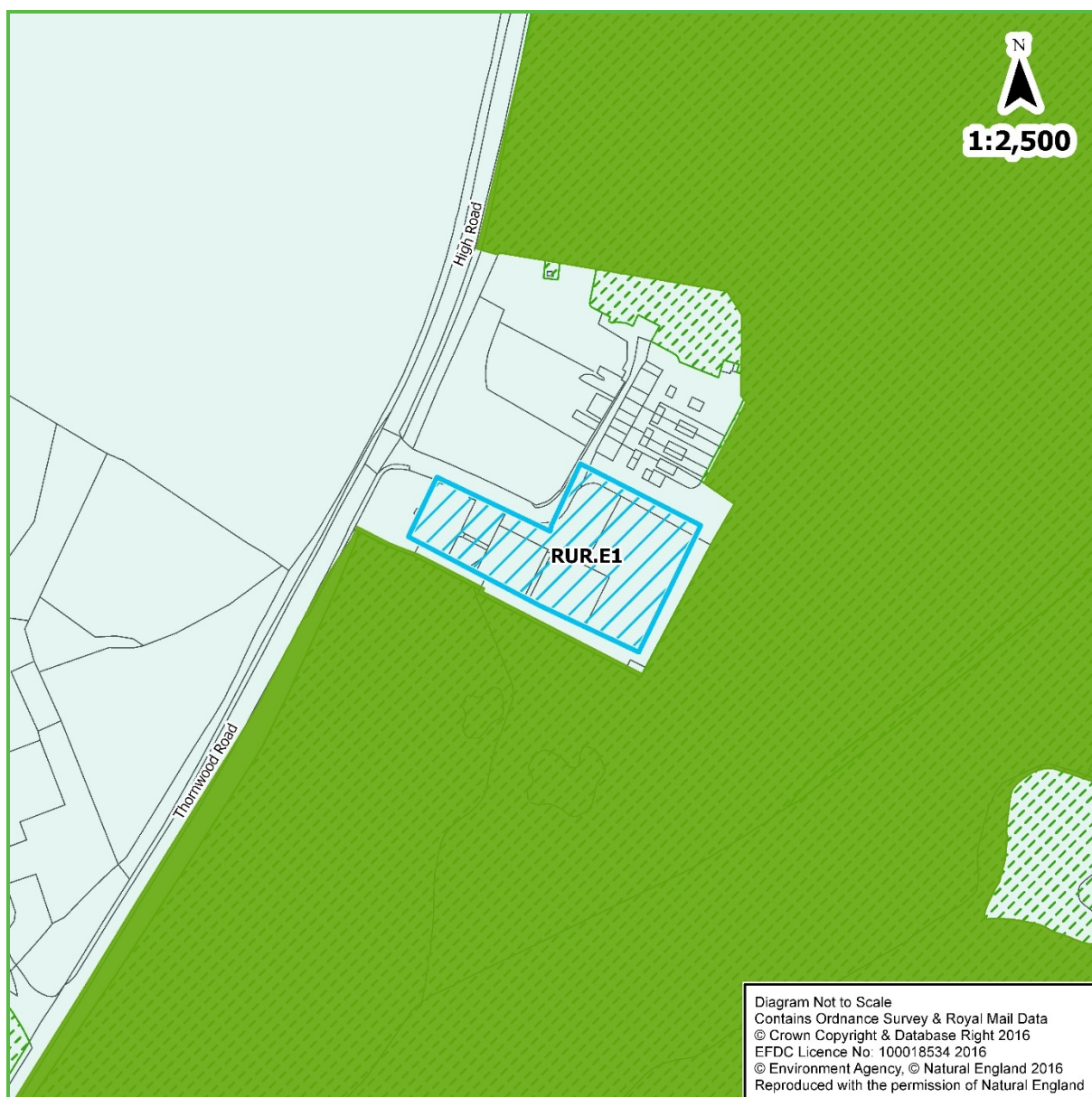


Site Address: Fingrith Hall Lane, High Ongar, Essex, CM4 0JP

Parish: High Ongar		Proposed Use: Residential
Size (Ha)	1.95	Site Description: The site is an Equestrian Centre. It is bounded by grazing/agricultural land to the north, west and south and Fingrith Hall Lane to the west. Planning permission (ref EPF/3034/16) was granted for 30 dwellings on 24 August 2017.
Indicative Development Area (Ha)	N/A	
Indicative Net Density (DpH)	N/A	
Net Capacity (Dwellings)	30	

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.

RUR.E1 Brickfield House



Site Address: High Road, Thornwood, Essex, CM16 6TH

Parish: North Weald Basset

Proposed Use: Employment

Size (Ha)

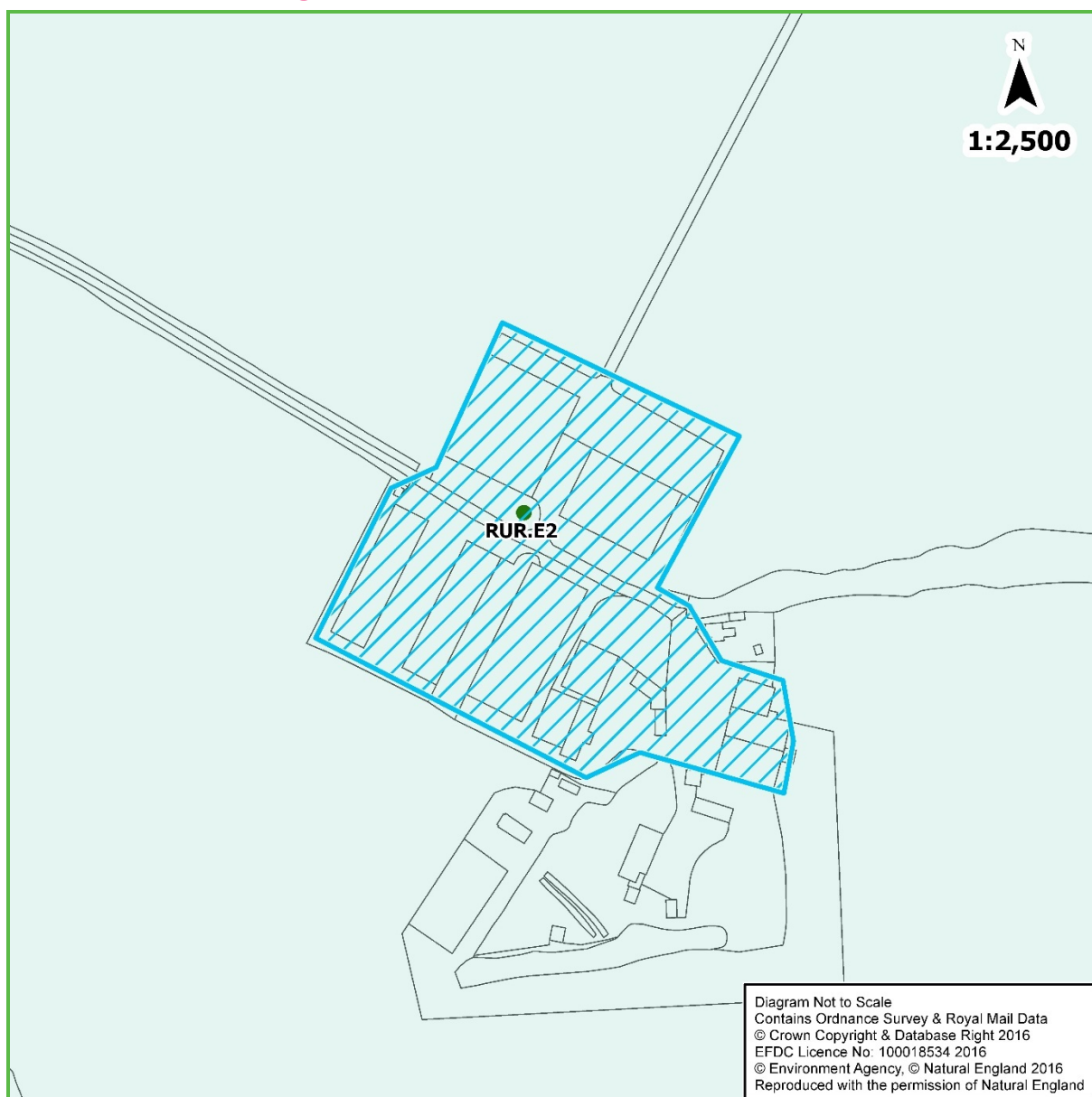
0.37

Site Description:

The site comprises office and industrial uses and associated hardstanding. The site is located to the north of Epping and to the south of Thornwood. The site bounded to the west by High Road, to the south and east by woodland and to the north by residential dwellings.

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.

RUR.E2 Land at Kingston's Farm



Site Address: Downhall Road, Harlow, CM17 0RB

Parish: Matching

Proposed Use: Employment

Size (Ha)

1.68

Site Description:

The site comprises warehouses/sheds in office and industrial use and associated hardstanding. It is bounded to the north, east and west by agricultural fields and by a residential dwelling and associated outbuildings 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.

RUR.E3 Matching Airfield South



Site Address: Anchor Lane, Abbess Roding, CM5 0JR

Parish: Abbess Beauchamp and Berners Roding

Proposed Use: Employment

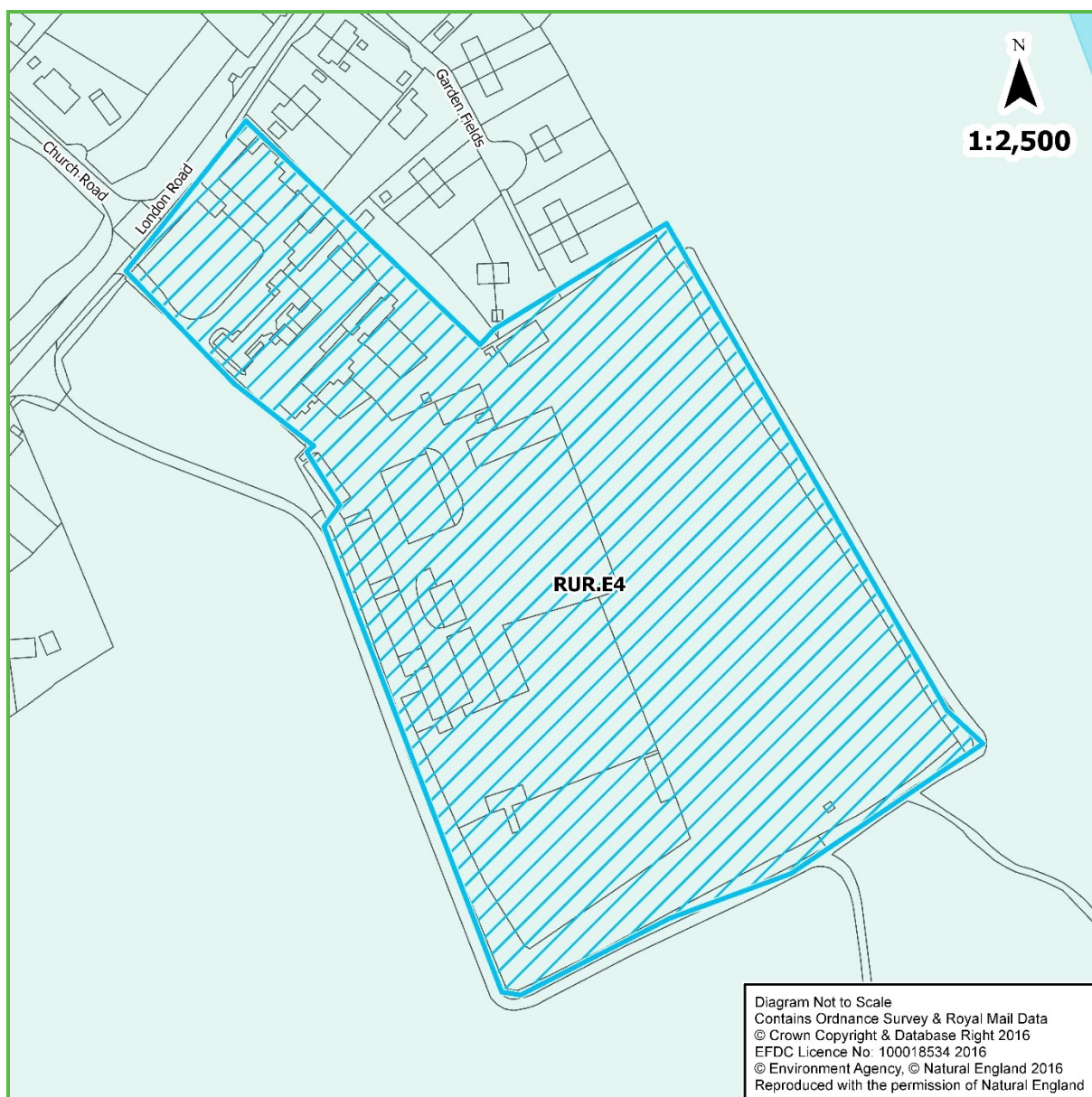
Size (Ha) 2.81

Site Description:

The site is largely developed, comprising industrial uses and associated hardstanding, and areas of greenfield land. The site is surrounded by agricultural land. and bounded by hedgerows and trees.

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.

RUR.E4 Land at London Road



Site Address: London Road, Stanford Rivers, CM5 9PJ

Parish: Stanford Rivers

Proposed Use: Employment

Size (Ha)

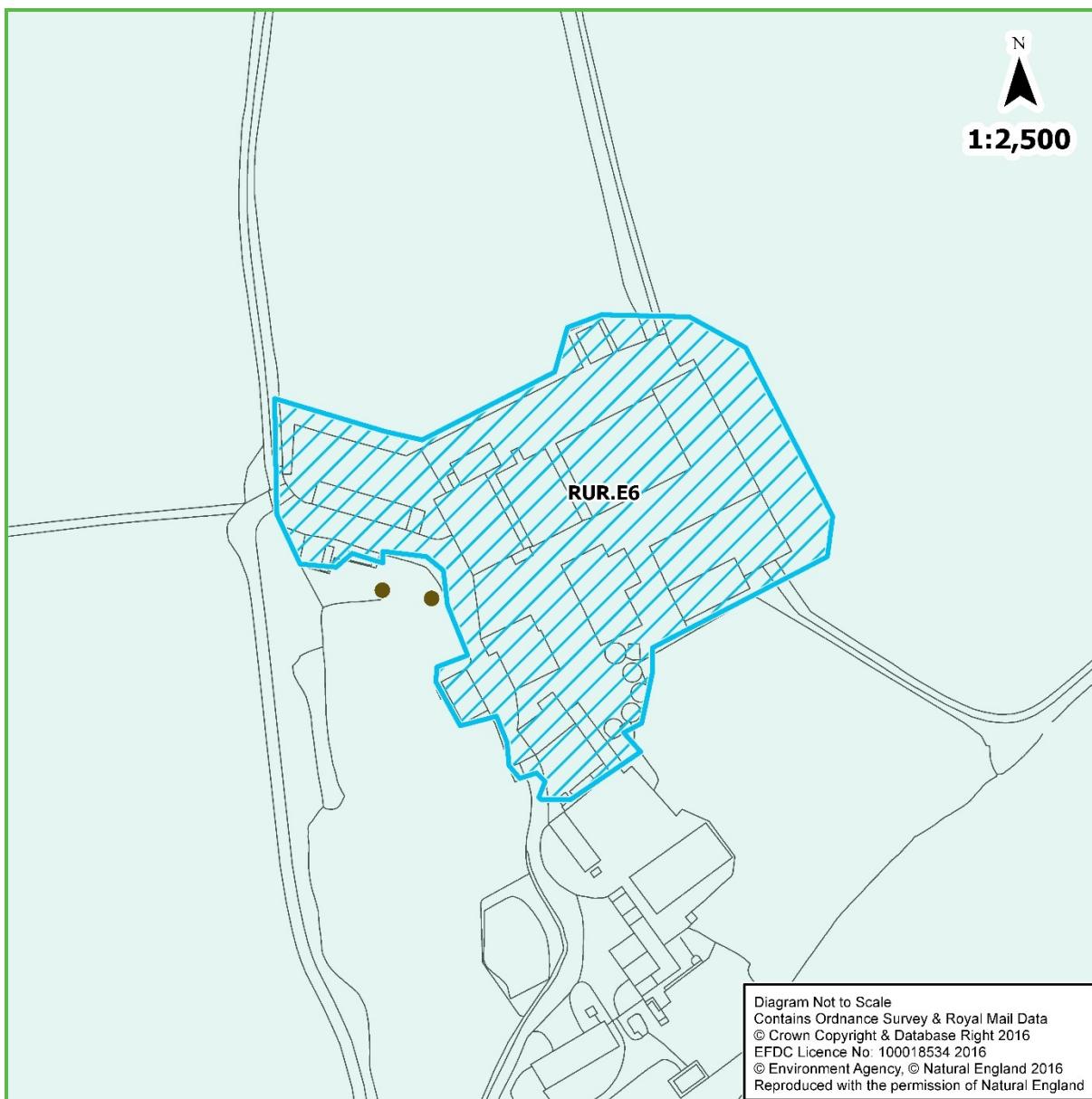
4.64

Site Description:

The site is partly developed. The western part of the site is predominantly in industrial use, while the eastern part comprises greenfield land. The site is bounded by London Road (A113) and residential dwellings to the north, and by agricultural land to the east, 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.

RUR.E6 Land at Housham Hall Farm



Site Address: Harlow Road, CM17 0PB

Parish: Matching

Proposed Use: Employment

Size (Ha)

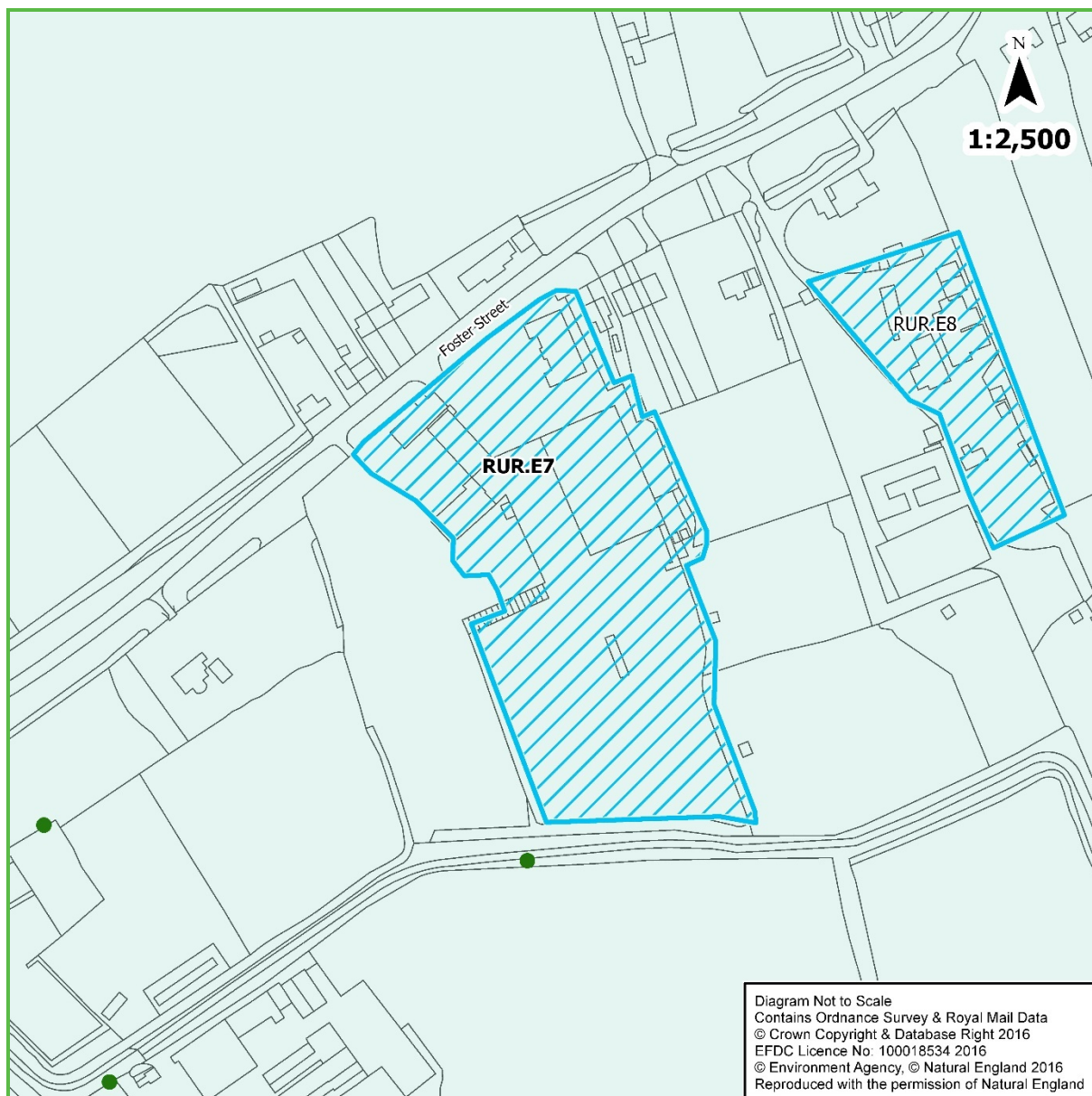
1.92

Site Description:

The site comprises industrial uses, areas of hardstanding, and agricultural buildings and associated machinery. The site is almost entirely surrounded by agricultural land, with a residential dwelling located 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.

RUR.E7 Land at Searles Farm



Site Address: Foster Street, CM17 9HP

Parish: North Weald Bassett

Proposed Use: Employment

Size (Ha)

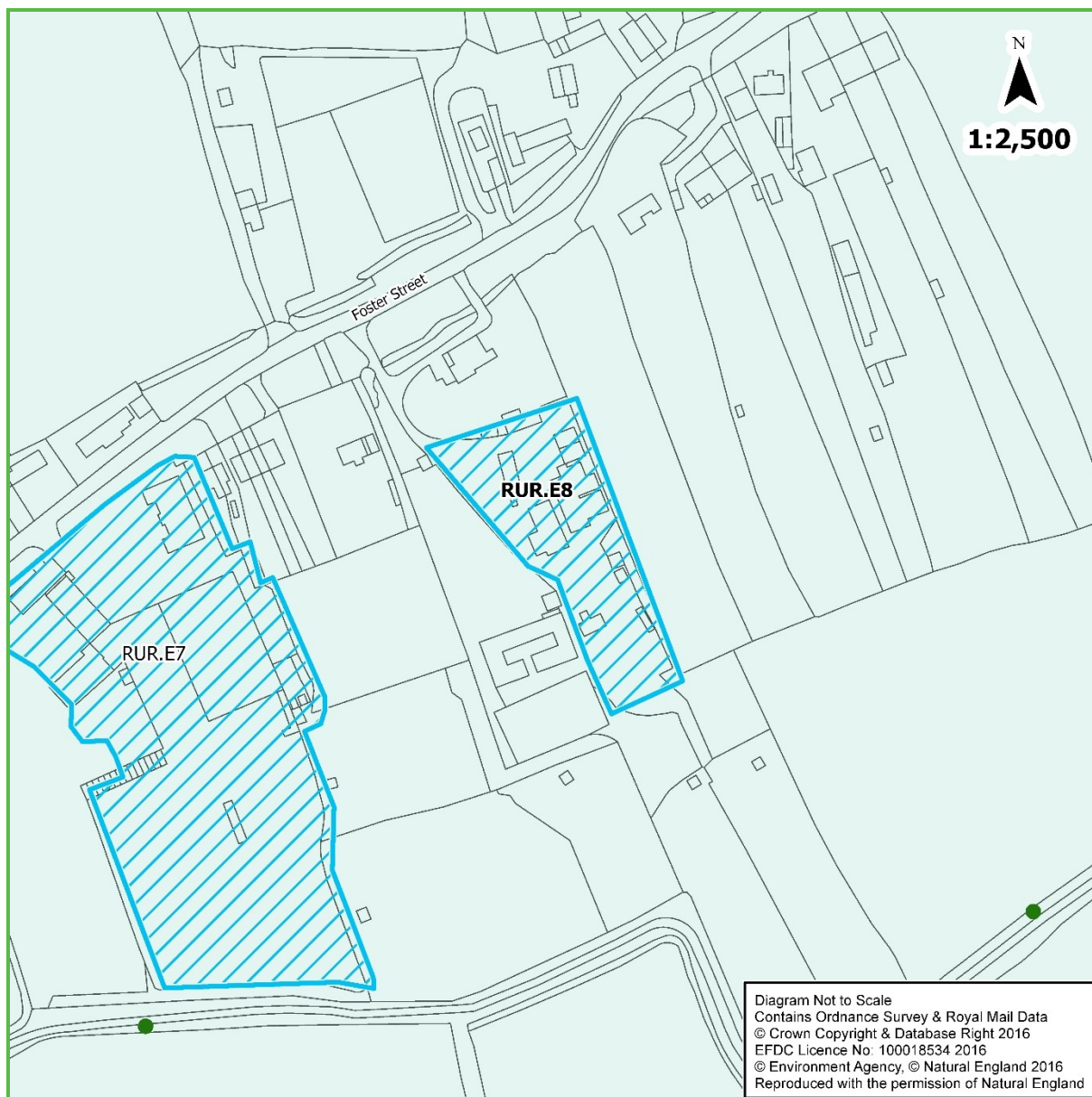
1.53

Site Description:

The site comprises various buildings predominantly in office use and associated hardstanding. The site is bounded by paddock and/or agricultural land to the west, south and south east, residential dwellings to the north east, and Foster Street 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.

RUR.E8 Fosters Croft



Site Address: Foster Street, CM17 9HS

Parish: North Weald Bassett

Proposed Use: Employment

Size (Ha)

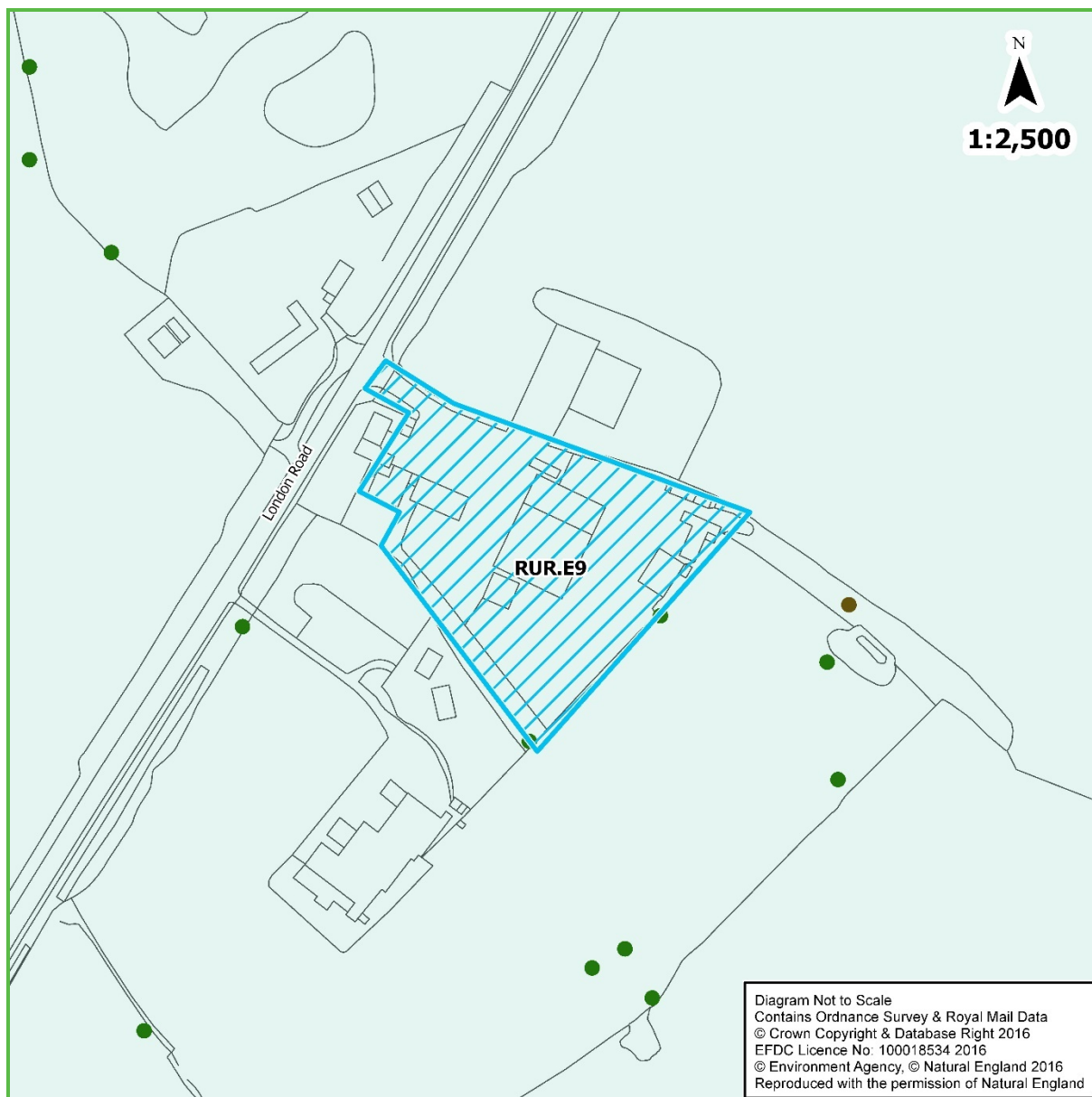
0.43

Site Description:

The site comprises buildings predominantly in industrial use and associated hardstanding. The site is bounded by residential dwellings to the east and west, Foster Street to the north and agricultural land 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.

RUR.E9 Horseshoe Farm at London Road



Site Address: London Road, Latton, Harlow, CM17 9LH

Parish: North Weald Bassett

Proposed Use: Employment

Size (Ha)

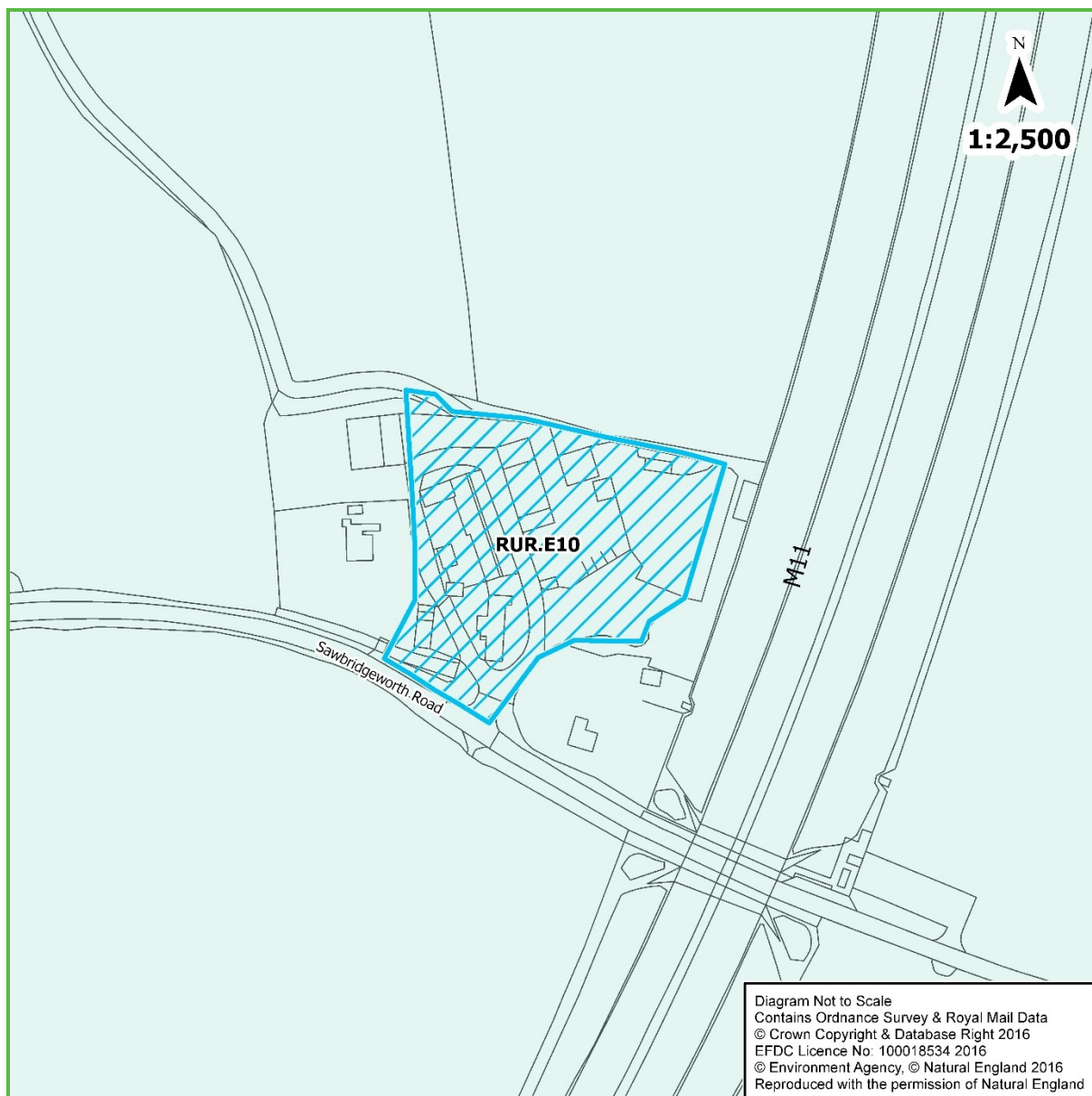
0.96

Site Description:

The site comprises buildings in industrial use and associated hardstanding. The site is bounded by London Road (B1393) and a residential dwelling to the west, residential dwellings to the south, and agricultural fields and/or structures to the east and 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.

RUR.E10 Land at Little Hyde Hall Farm



Site Address: Hatfield Heath Road, CM21 9HX

Parish: Sheering

Proposed Use: Employment

Size (Ha)

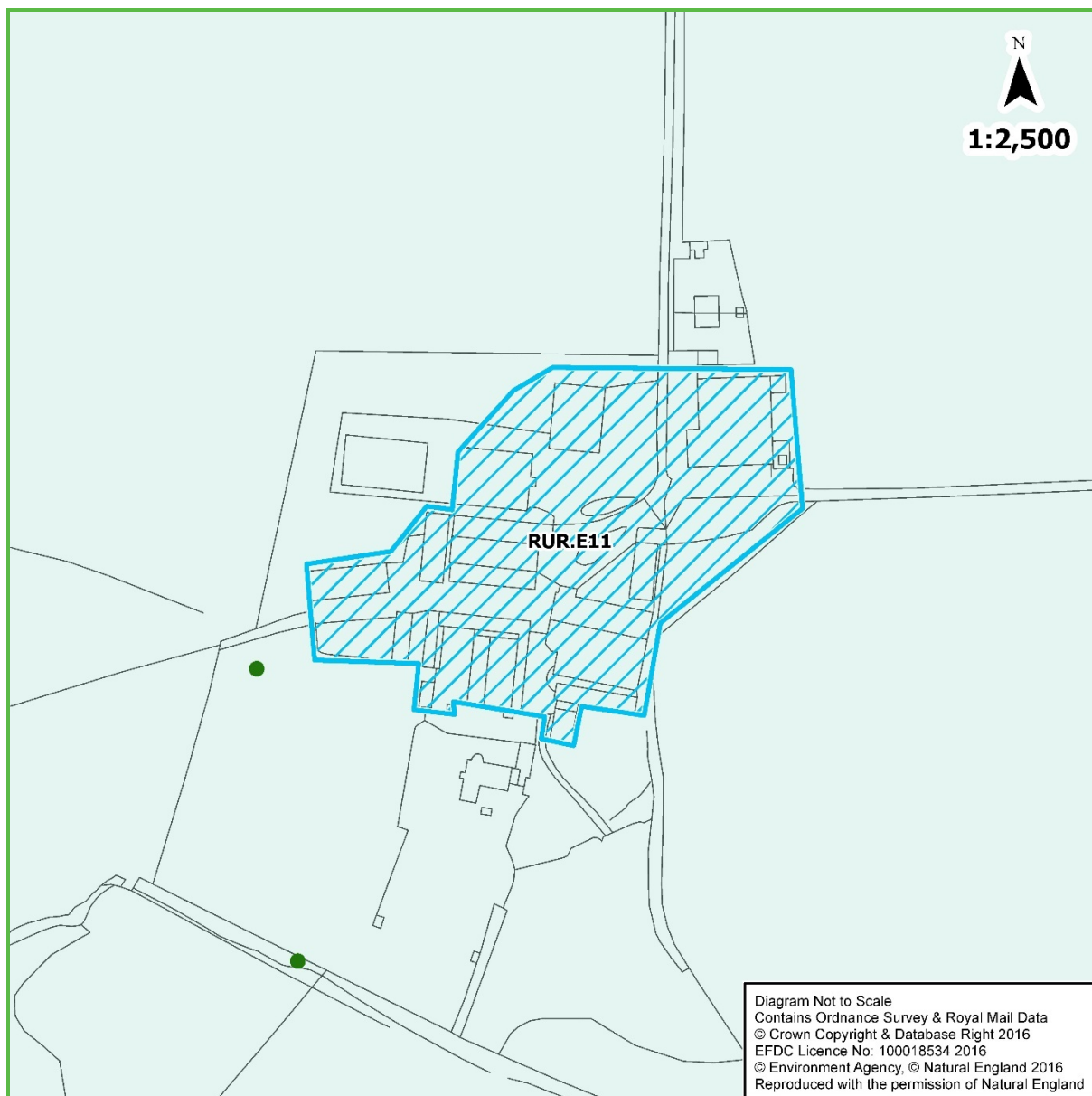
0.92

Site Description:

The site is predominantly in industrial use, but also comprises office, residential, agricultural and retail uses. The site is bounded to the south by Sawbridgeworth Road, to the west by residential dwellings, to the east by the M11 and to the north by agricultural fields.

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.

RUR.E11 Land at Quickbury Farm



Site Address: Hatfield Heath Road, CM21 9HY

Parish: Sheering

Proposed Use: Employment

Size (Ha)

1.52

Site Description:

The site comprises several buildings/structures in industrial use and associated hardstanding. The site is surrounded by agricultural land and/or buildings.

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.

RUR.E12 New House Farm



Site Address: Little Laver Road, CM5 0JE

Parish: Moreton, Bobbingworth and the Lavers

Proposed Use: Employment

Size (Ha) 1.05

Site Description:

The site comprises a cluster of buildings in industrial use and associated hardstanding. It is bounded to the west by Little Laver Road, to the south by a residential dwelling and to the north and east by agricultural land and/or buildings.

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.

RUR.E14 Matching Airfield North



Site Address: Anchor Lane, Abbess Roding, CM5 0JR

Parish: Abbess Beauchamp and Berners Roding

Proposed Use: Employment

Size (Ha)

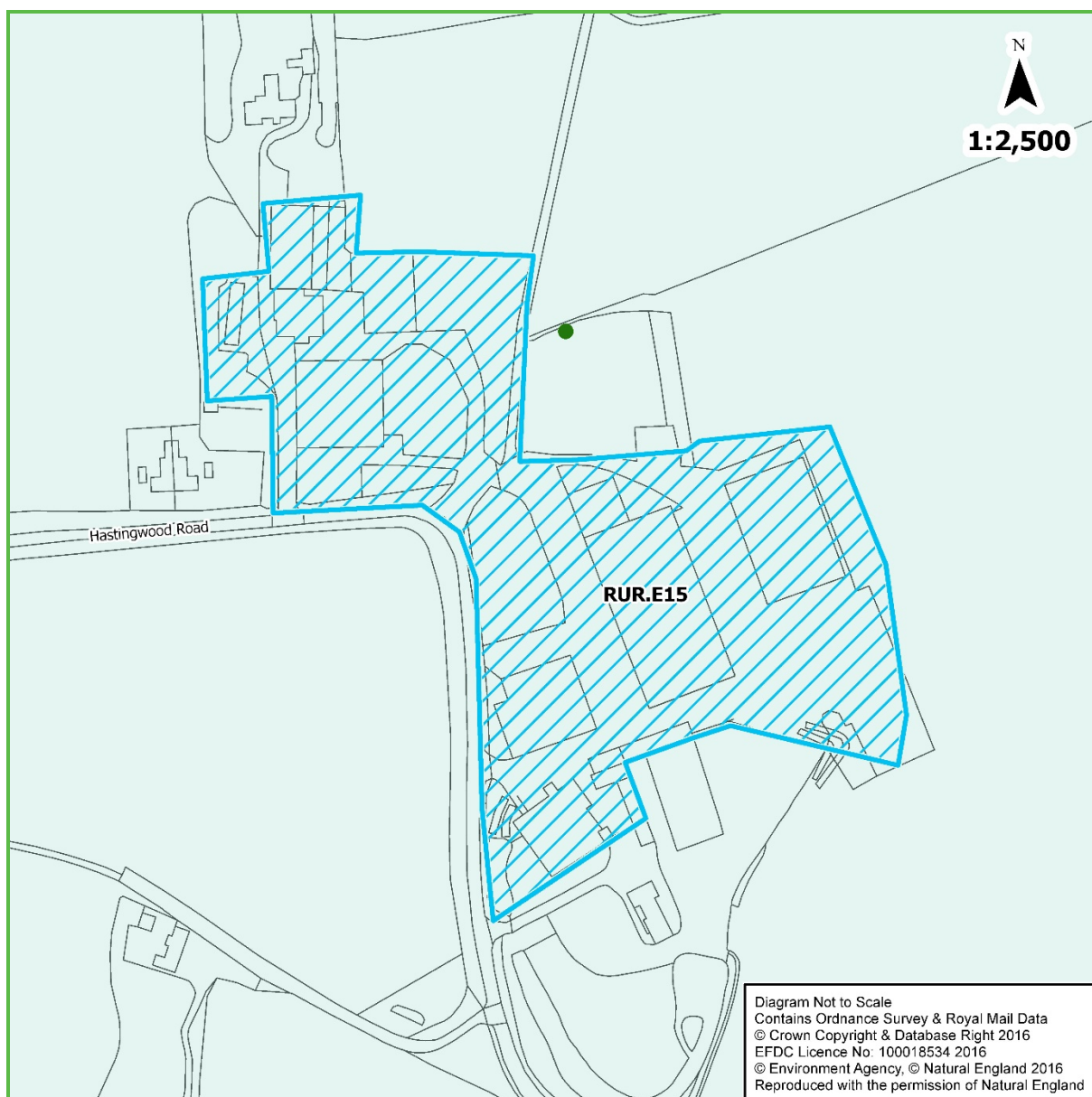
1.34

Site Description:

The site comprises several buildings in industrial use and associated hardstanding. The site is surrounded by agricultural fields.

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.

RUR.E15 Land at Rolls Farm Barns



Site Address: Hastingwood Road, Magdalen Laver, Essex, CM5 0EN

Parish: Moreton, Bobbingworth and the Lavers

Proposed Use: Employment

Size (Ha)

2.91

Site Description:

The site comprises various warehouses/structures in industrial use and associated hardstanding/car parking. The site is bounded by Hastingwood Road and a residential dwelling to the west, residential dwellings to the south and agricultural fields to the east and 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.

RUR.E18 Land at Dunmow Road



Site Address: Dunmow Road, Fyfield, CM5 0NS

Parish: Fyfield

Proposed Use: Employment

Size (Ha)

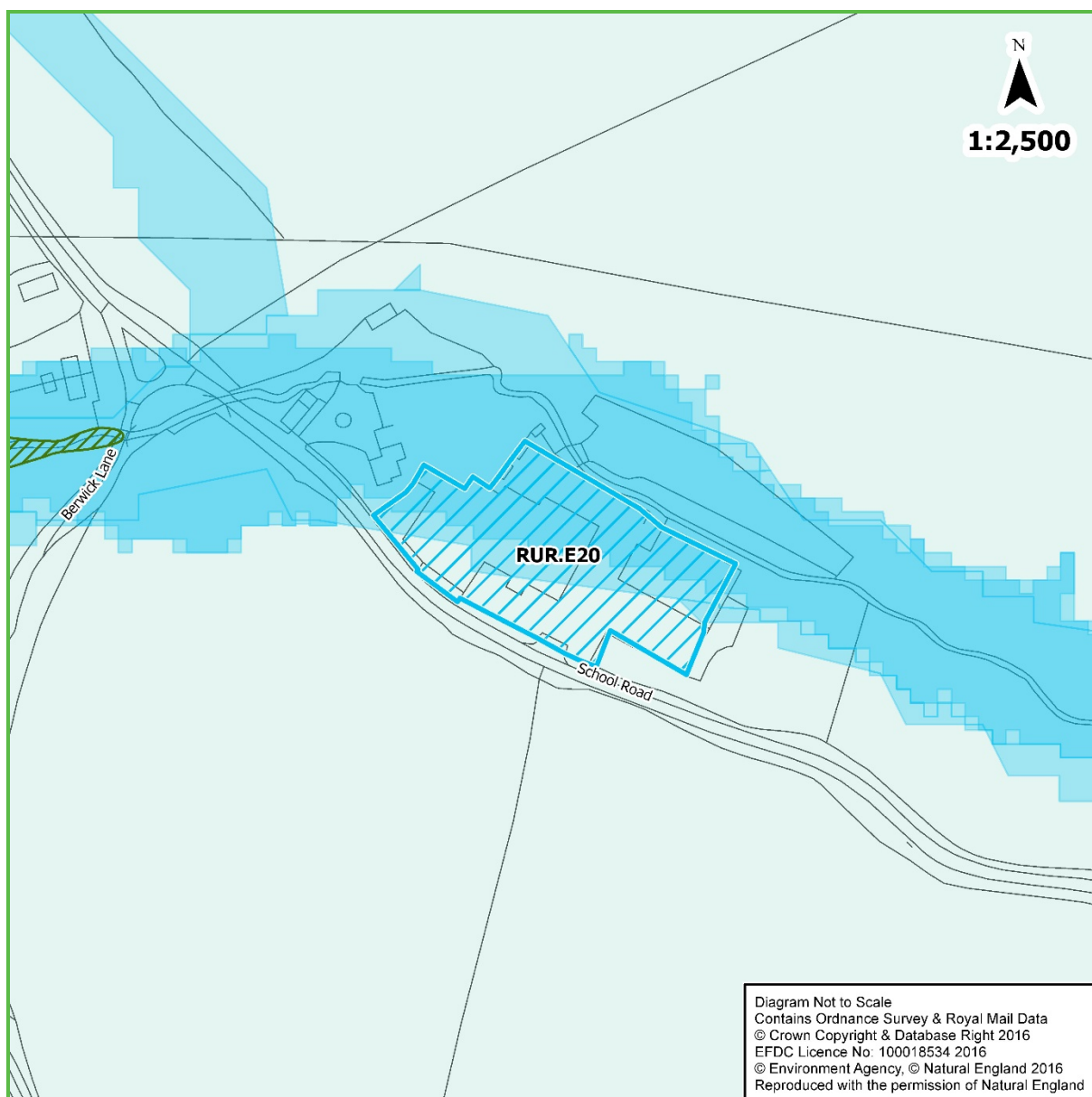
0.21

Site Description:

The site comprises various sheds and structures in industrial use and associated hardstanding. It is bounded by retail uses to the north, agricultural fields to the east, residential dwellings to the south and Dunmow Road to the 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.

RUR.E20 Land at Stewarts Farm



Site Address: School Road, Stanford Rivers, Ongar, Essex, CM5 9PT

Parish: Stanford Rivers

Proposed Use: Employment

Size (Ha)

0.60

Site Description:

The site comprises sheds/structures predominantly in industrial use. The site is bounded by School Road to the south, a brook to the north, a residential dwelling to the west and scrubland 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.

RUR.E21 Land at Paslow Hall Farm



Site Address: King Street, High Ongar, Ongar, Essex, CM5 9NS

Parish: High Ongar

Proposed Use: Employment

Size (Ha)

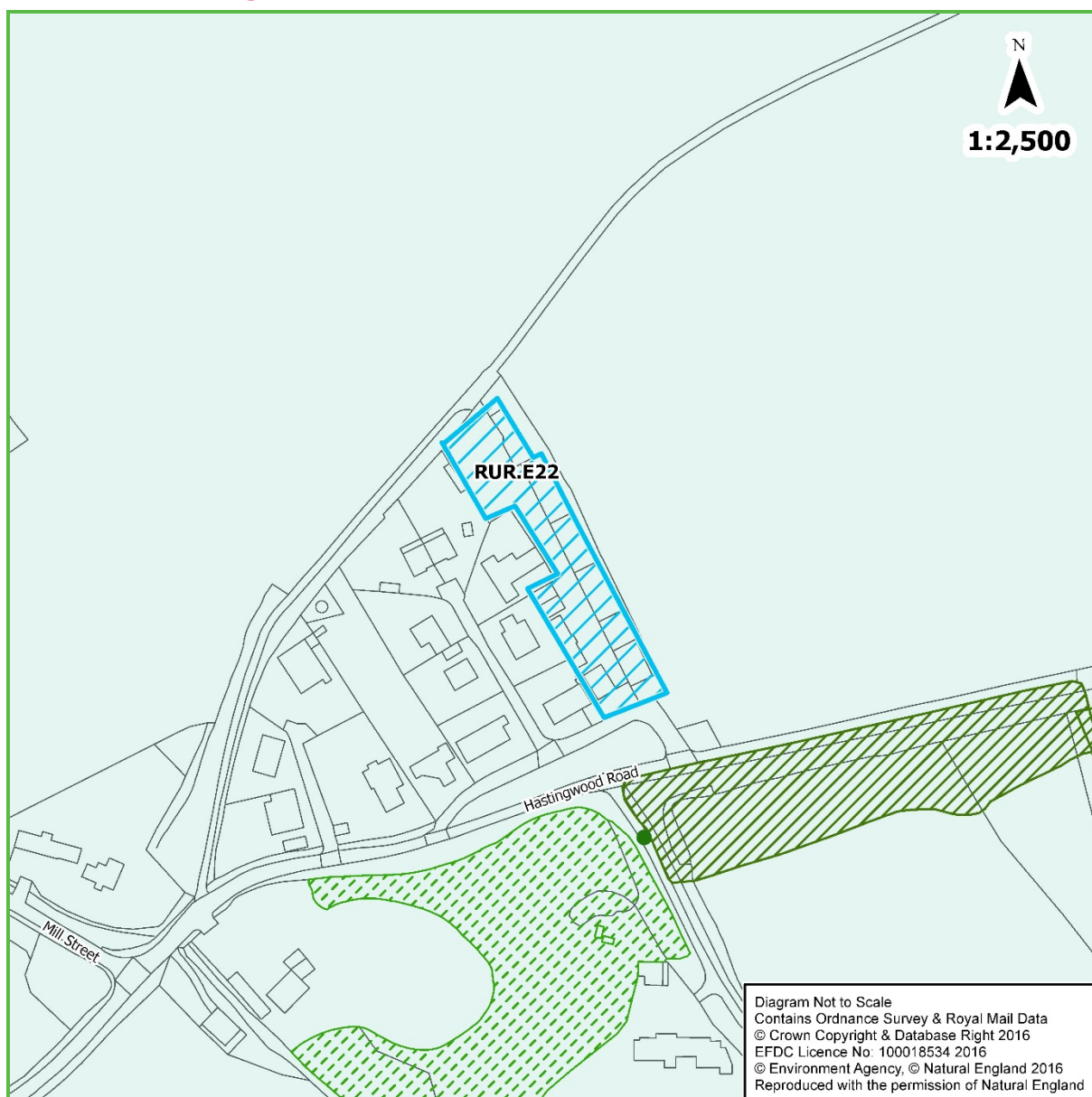
1.66

Site Description:

The site is largely developed. The southern part of the site comprises various sheds/structures in industrial use and associated hardstanding, while the northern part of the site is greenfield land and wooded areas. The site is bounded by agricultural buildings/yards to the east and south, woodland to the west and agricultural fields 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.

RUR.E22 Hastingwood Business Centre



Site Address: 1 Willow Place, Hastingwood, Essex, CM17 9GD

Parish: North Weald Bassett

Proposed Use: Employment

Size (Ha)

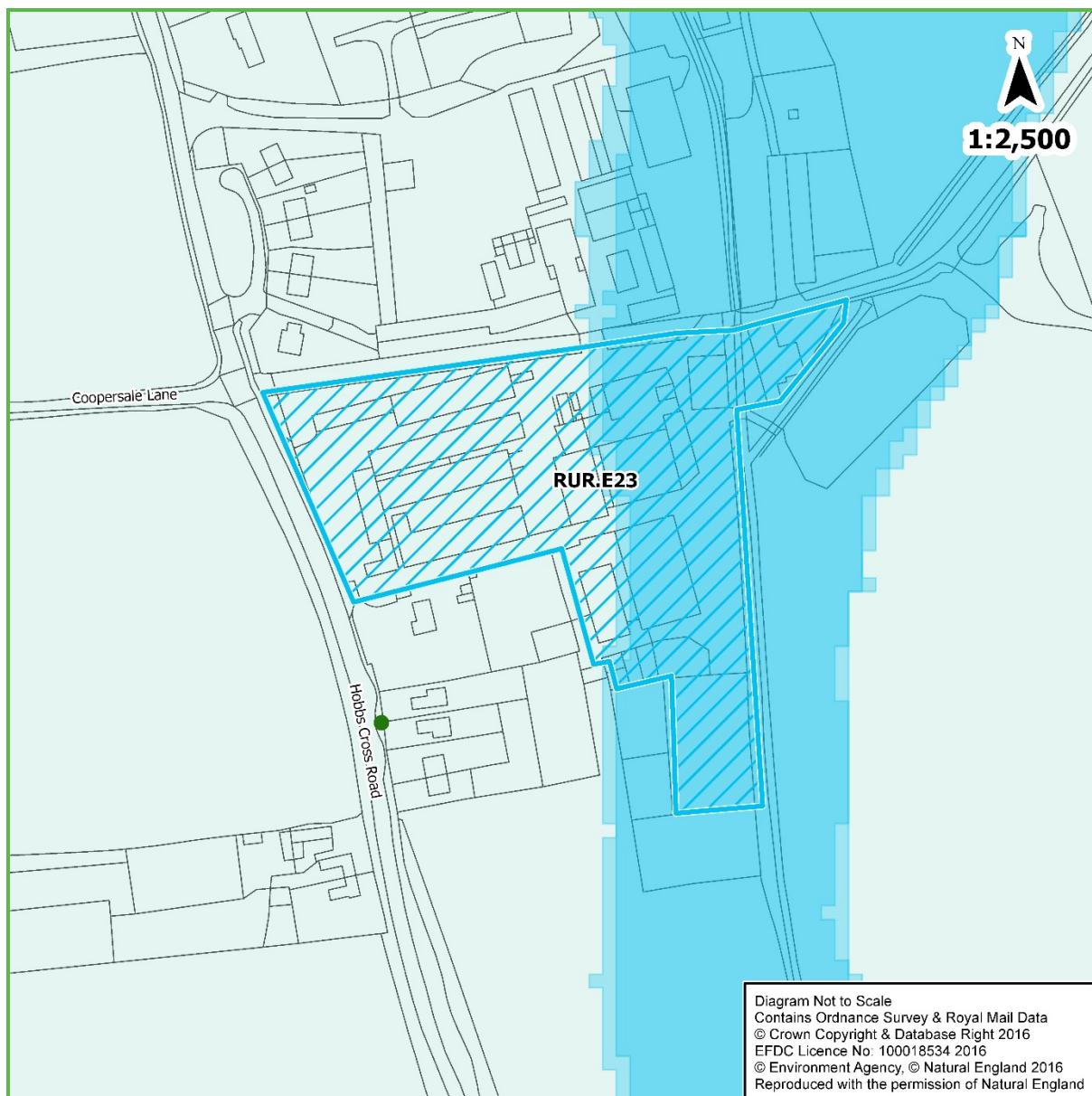
0.29

Site Description:

The site predominantly comprises office and industrial uses and associated hardstanding. It is bounded by agricultural land to the north and east, and residential dwellings to the west and 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.

RUR.E23 Hobbs Cross Business Centre



Site Address: Theydon Garnon, CM16 7NY

Parish: Theydon Garnon

Proposed Use: Employment

Size (Ha)

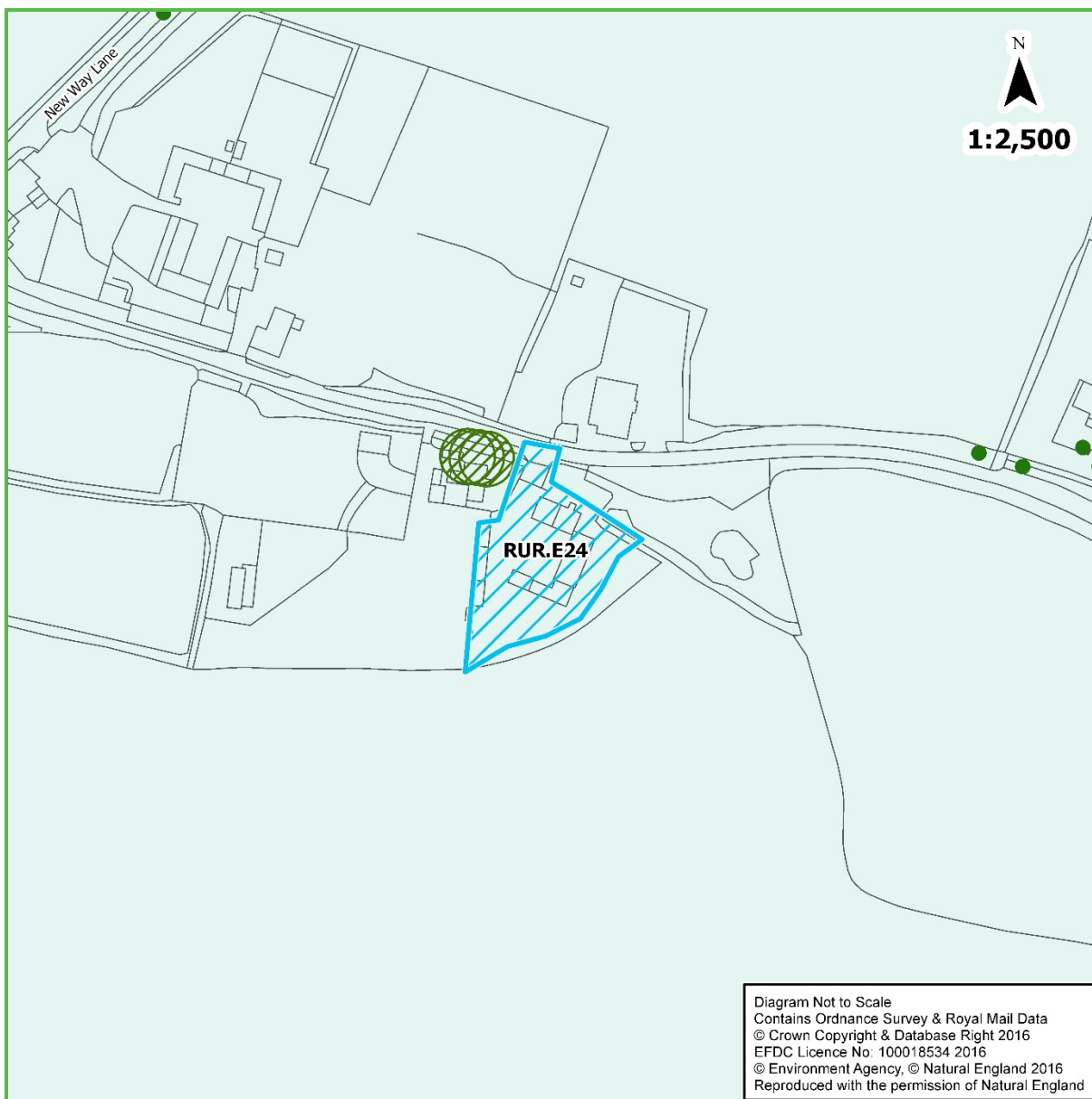
1.76

Site Description:

The site comprises a business park predominantly in industrial uses, with associated hardstanding and a small area of greenfield land in the south. It is bounded to the west by Hobbs Cross Lane, to the north by agricultural buildings/storage and to the east and south by agricultural land.

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.

RUR.E24 Land at Holts Farm



Site Address: Holts Court, Holts Farm, Threshers Bush, CM17 0NS

Parish: Moreton, Bobbingworth and the Lavers

Proposed Use: Employment

Size (Ha)

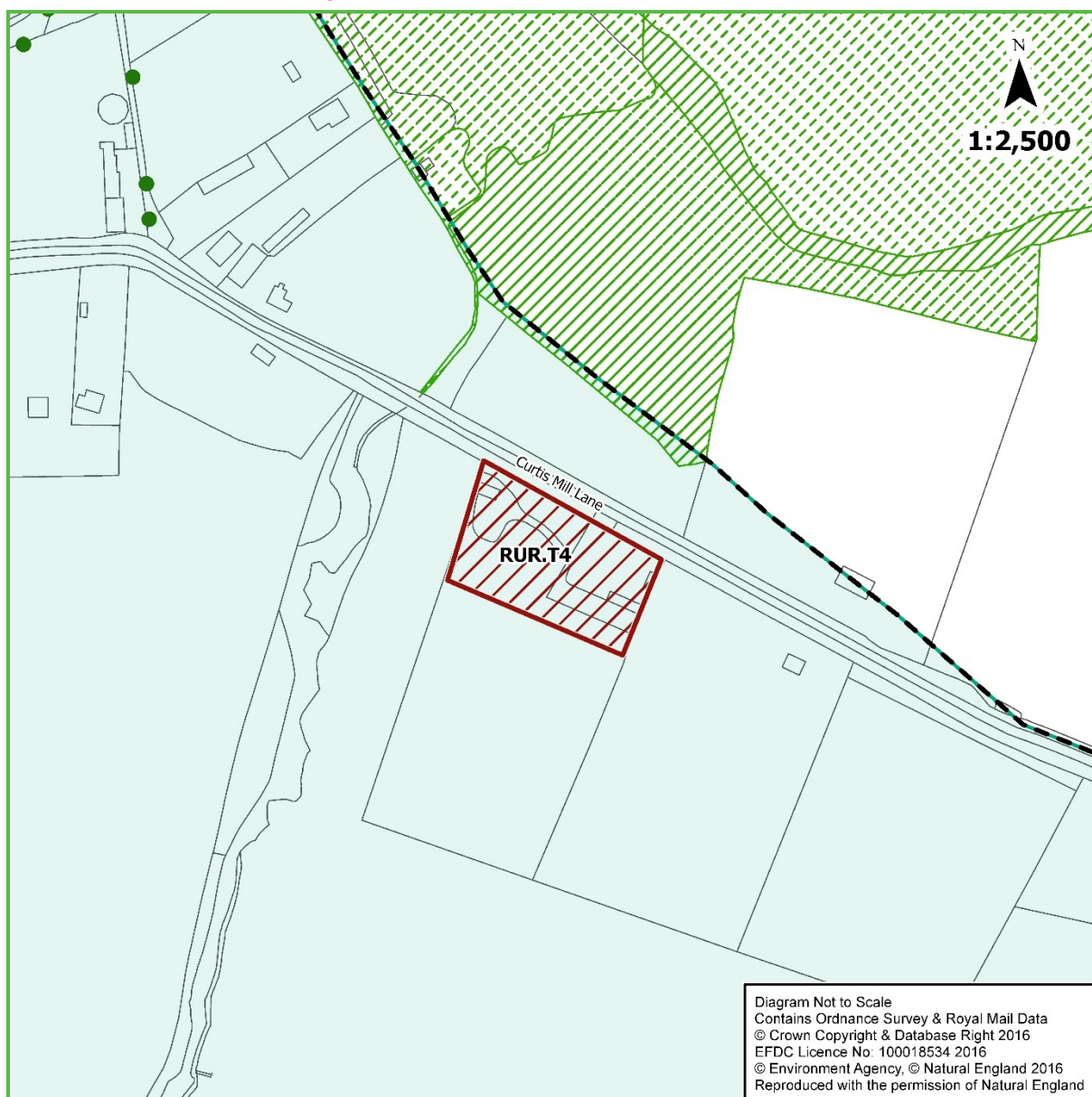
0.27

Site Description:

The site comprises buildings in office use with associated hardstanding. The site is bounded by Threshers Bush to the north, residential dwellings to the west and agricultural fields/woodland 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.

RUR.T4 Land at Valley View



Site Address: Curtis Mill Lane, Stapleford Abbots, Essex, RM4 1HS

Parish: Stapleford Abbots

Proposed Use: Traveller

Size (Ha)

0.30

Indicative Development Area (Ha)

0.1

Net Capacity (pitches)

1

Site Description:

The site comprises an existing unauthorised traveller site. It is bounded to the north by Curtis Mill Lane and greenfield land to the west, 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.

RUR.T4 Land at Valley View

Development Requirements

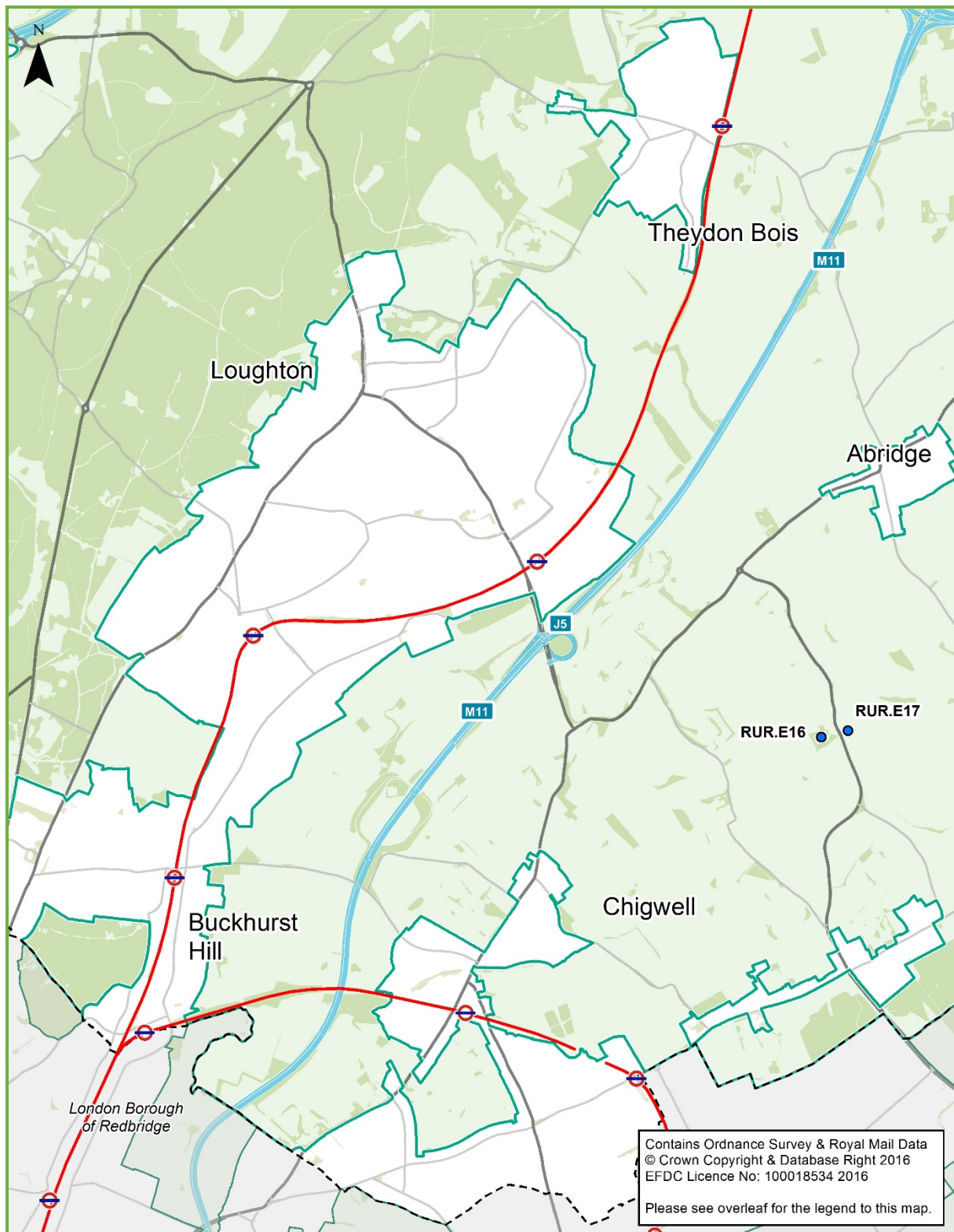
Ecology

Development of this site may indirectly affect nearby Curtismill Green Site of Special Scientific Interest, incorporating Lowland Meadow and Wood Pasture and Parkland Priority Habitats. Development proposals should be subject to careful design and layout and, where appropriate, incorporate ecological buffers to protect Curtismill Green and Priority Habitats.



































Landscape Character

The site is located in an area of high landscape sensitivity. Additional screening, for example, through planted buffers should be incorporated where relevant to minimise adverse impacts and integrate development within the wider landscape.

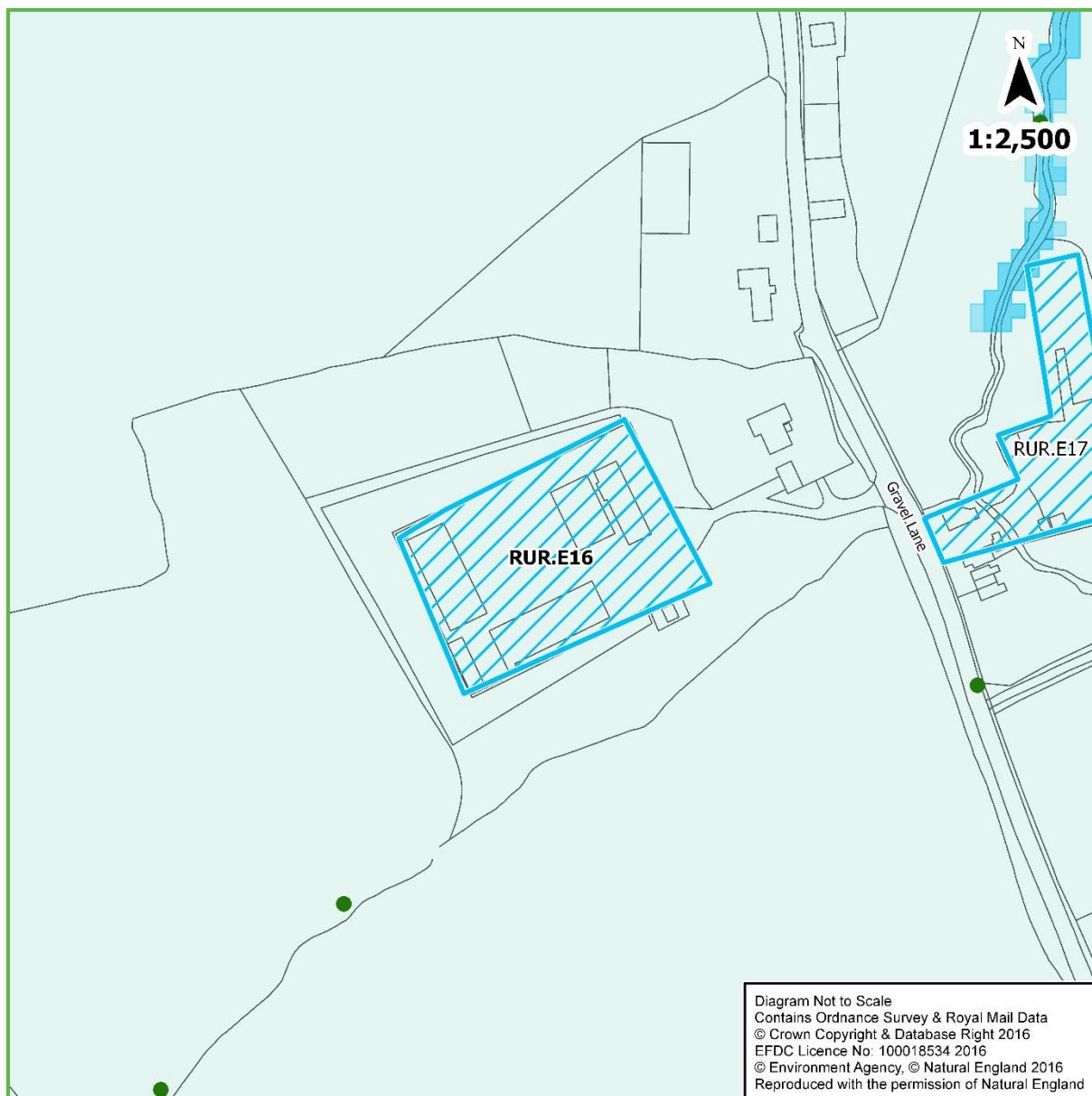
Southern Rural Sites



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	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	Rail infrastructure	 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	

RUR.E16 Taylors Farm



Site Address: Gravel Lane, Essex, IG7 6DQ

Parish: Chigwell

Proposed Use: Employment

Size (Ha)

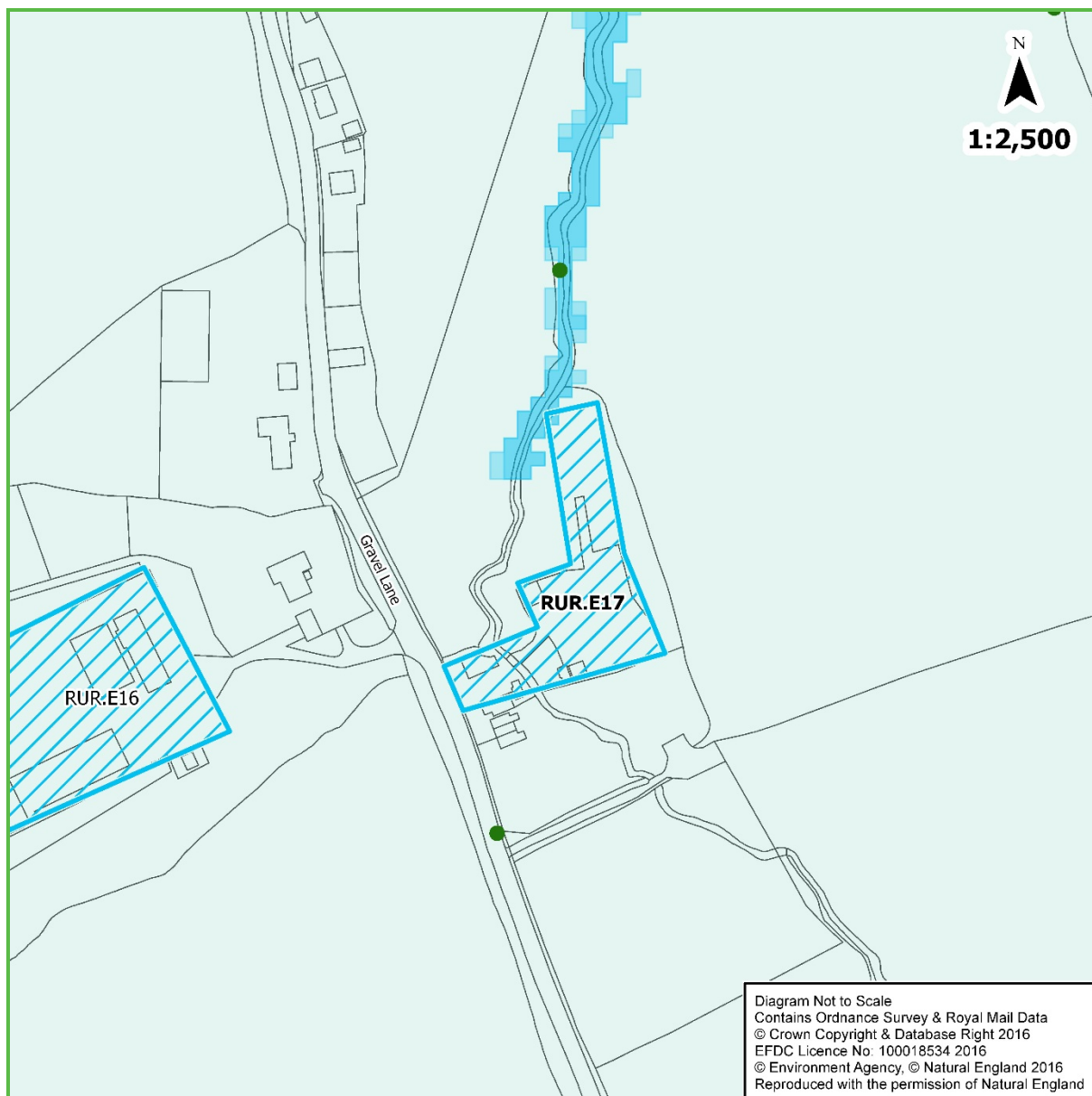
0.63

Site Description:

The site comprises a cluster of buildings in industrial use with associated hardstanding and a retail unit. It is bounded by residential development to the east and agricultural land 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.

RUR.E17 Brookside Garage



Site Address: Gavel Lane, Essex, IG7 6DQ

Parish: Chigwell

Proposed Use: Employment

Size (Ha)

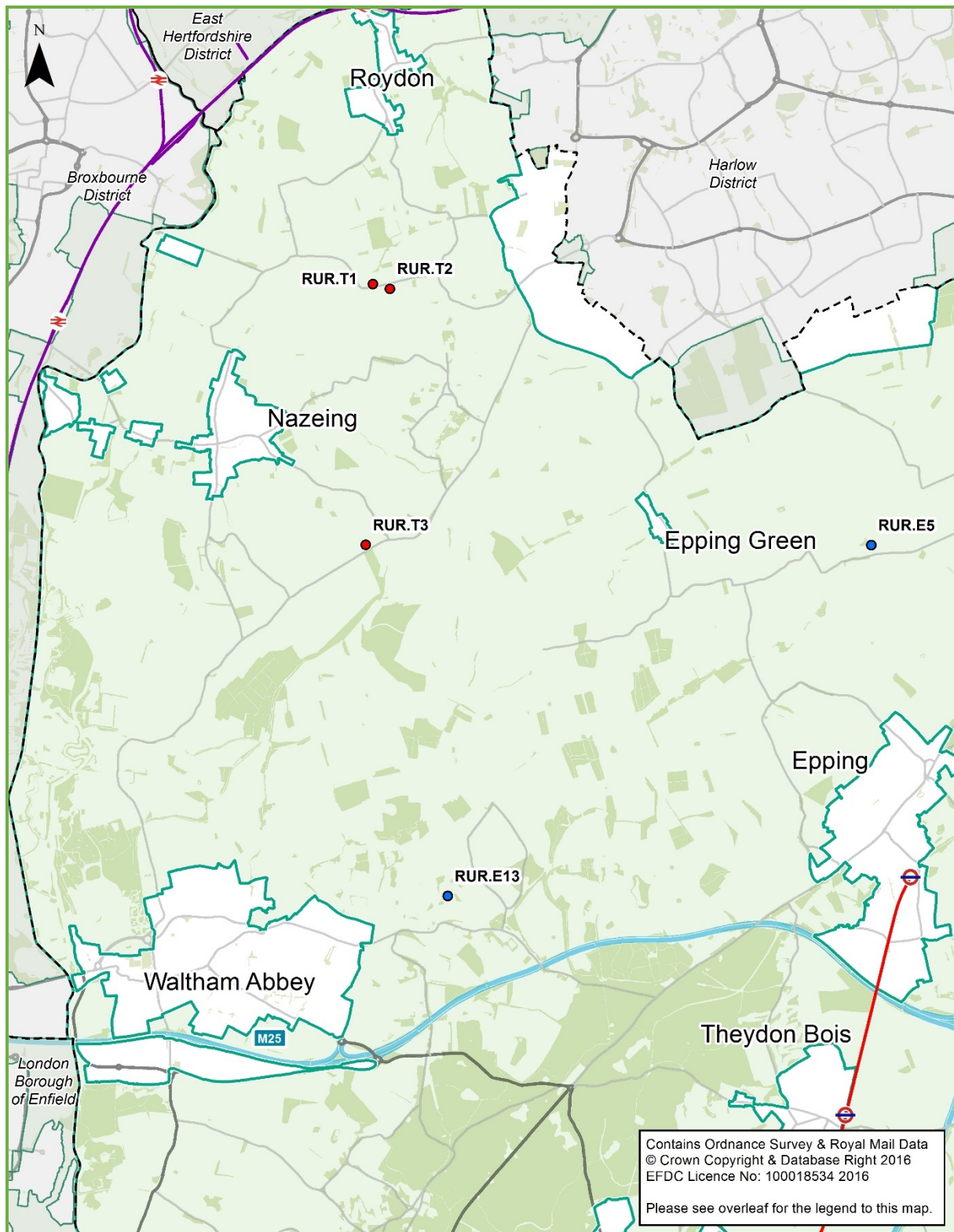
0.34

Site Description:



































The site comprises a number of buildings/structures predominantly in industrial use, and associated hardstanding. It is bounded by a stream to the north and partially to the west, Gavel Lane partially to the west, residential dwellings to the south and agricultural 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.

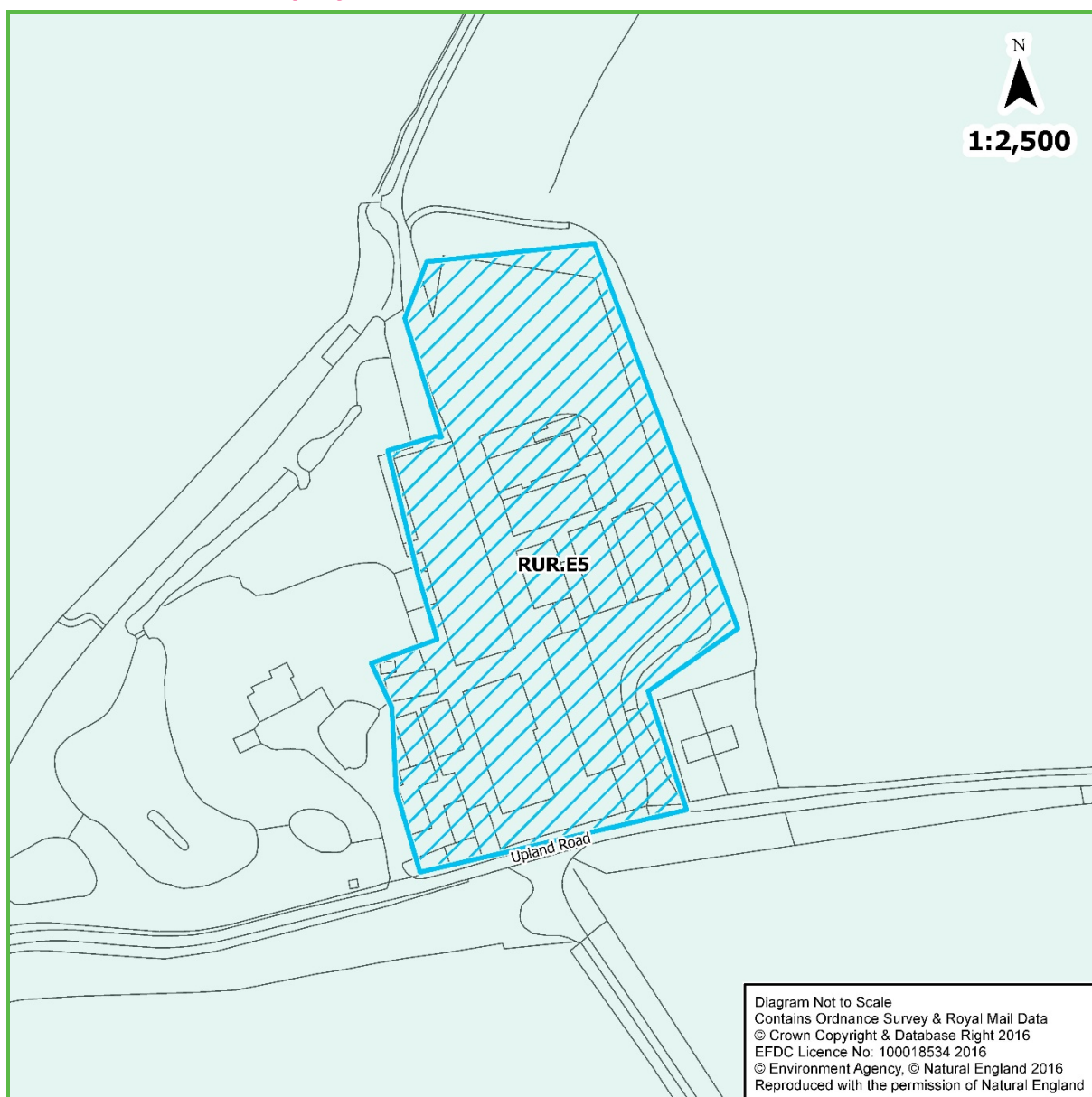
Western Rural Sites



Legend

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

RUR.E5 Land at Hayleys Manor



Site Address: Upland Road, Essex, CM16 6PQ

Parish: Epping Upland

Proposed Use: Employment

Size (Ha)

2.07

Site Description:

The site comprises office and industrial uses, including open storage, and associated hardstanding. It is bounded by residential development to the west, agricultural land to the north and east, and Upland Road 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.

RUR.E13 Warlies Park House



Site Address: Horseshoe Hill, Essex, EN9 3SL

Parish: Waltham Abbey

Proposed Use: Employment

Size (Ha)

0.56

Site Description:

The site comprises office uses. It is surrounded by agricultural land.

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.

RUR.T1 Land at Sons Nursery



Site Address: Sons Nursery, Hamlet Hill

Parish: Roydon

Proposed Use: Traveller

Size (Ha)

0.15

Indicative Development Area (Ha)

0.15

Net Capacity (pitches)

2

Site Description:

The site has temporary planning permission for two pitches. It is bounded by Hamlet Hill to the south, open land to the north, glasshouses to the west and residential development 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.

RUR.T1 Land at Sons Nursery

Development Requirements

Ecology

Development of this site, comprising the regularisation of two existing traveller pitches, may indirectly affect nearby Deciduous Woodland Priority Habitat. Development proposals should provide an ecological buffer to protect the Priority Habitat.

RUR.T2 Land at Ashview



Site Address: Hamlet Hill, Roydon, Essex, CM19 5LA

Parish: Roydon

Proposed Use: Traveller

Size (Ha) 0.43

Indicative Development Area (Ha) 0.1

Net Capacity (pitches) 1

Site Description:

The site has temporary planning permission for one pitch. It is bounded to the north by Hamlet Hill, to the east by residential development and to west and south by agricultural land.

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.

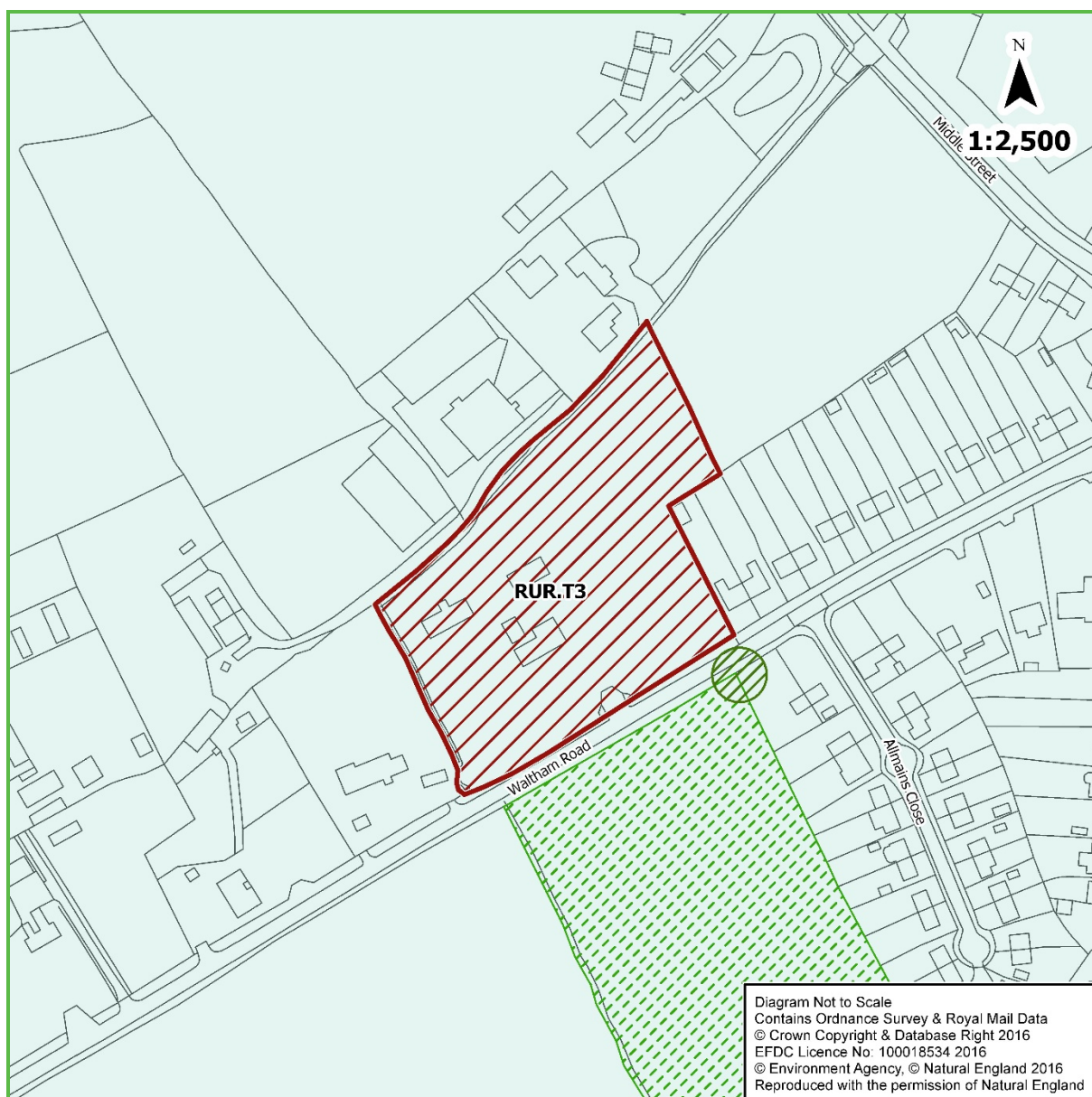
RUR.T2 Land at Ashview

Development Requirements

Landscape Character

The site is located in an area of high landscape sensitivity. Additional screening, for example, through planted buffers should be incorporated, where relevant, to minimise adverse impacts and integrate the development within the wider landscape.

RUR.T3 Land at James Mead



Site Address: Waltham Road, Long Green, Nazeing, Essex, EN9 2LU

Parish: Roydon

Proposed Use: Traveller

Size (Ha)

1.17

Indicative Development Area (Ha)

0.4

Net Capacity (pitches)

4

Site Description:

The site is partially developed for two traveller pitches comprising hardstanding and buildings; the remainder of the site is greenfield land. It is bounded by Waltham Road to the south and residential development to the west, north 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.

RUR.T3 Land at James Mead

Development Requirements

Ecology

Development of this site may indirectly affect adjacent Deciduous Woodland Priority Habitat. Development proposals should be subject to careful design and 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).

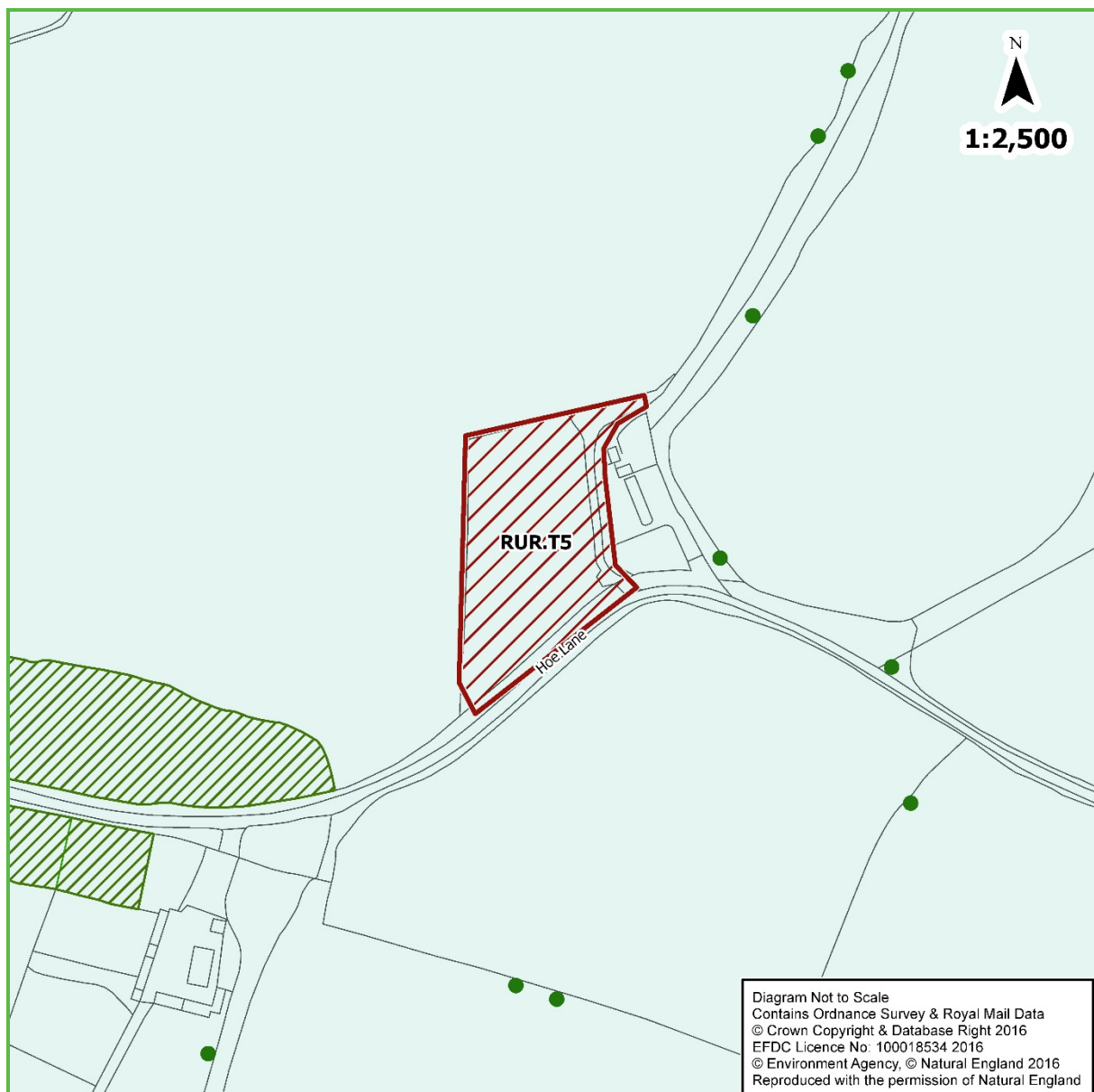
Design

Development proposals for up to four new traveller pitches should be located on the eastern part of the site. A buffer should be provided between the new traveller pitches and the existing residential properties to the east of the site to protect the amenity of the occupiers of both sites.

On-site Constraints

The site includes an existing Public Right of Way along the north western and south western edges of the site. 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.

RUR.T5 Land at Stoneshot View



Site Address: Hoe Lane, Nazeing, Essex

Parish: Nazeing

Proposed Use: Traveller

Size (Ha) 0.5

Indicative Development Area (Ha) 0.5

Net Capacity (pitches) 5

Site Description:

The site is greenfield land. It is bounded by an existing traveller site to the east, Hoe Lane to the south and agricultural land to the west and 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.

RUR.T6 Land at Stoneshot View

Development Requirements

Heritage

Development of the site may impact upon the setting of the Grade II listed All Saints Church. 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 Buildings and its setting, including incorporation of appropriate screening and landscaping.

This site is located adjacent to the Nazeing and South Roydon Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. Additional screening, for example, through planted buffers should be incorporated, where relevant, to minimise adverse impacts and integrate development within the wider landscape.

On-site Constraints

The site has potential site access constraints. Development proposals should be served by the access to the adjacent existing traveller site. To facilitate this access, reconfiguration of the existing traveller site will likely be required.

The site includes an existing Public Right of Way which crosses the north eastern tip of the site. This should be retained as part of the development.