

Chapter Five

Places

Introduction

5.1 This chapter of the Local Plan sets out the vision and policies for settlements, and the Town and District Centres within the District. The District's settlements are listed in Table 5.1 (below). In addition to the settlements identified, the Council recognises that there are a number of rural communities located across the District.

Table 5.1: Settlements in Epping Forest District

Category	Settlement
Town	Ongar, Epping, Loughton/Loughton Broadway, Waltham Abbey
Large Village	Buckhurst Hill, Chigwell, North Weald Bassett, Theydon Bois
Small Village	Abridge, Chigwell Row, Coopersale, Fyfield, High Ongar, Nazeing, Roydon, Lower Sheering, Sheering, Stapleford Abbots, Thornwood

5.2 This chapter does not consider the strategic sites around Harlow, which are set out in Policy SP3. Policies P1 to P12 identify the sites that have been allocated for development within defined settlement boundaries or designated as existing employment sites, which are either located within defined settlement boundaries or are on land released from the Green Belt in close proximity to settlements with defined boundaries. Policies P13 to P15 identify sites allocated for development or designated for existing employment uses in rural locations in the Green Belt. A number of the District's Town and Parish Councils are in the process of producing Neighbourhood Plans. The Council will support the preparation and production of Neighbourhood Plans as set in Policy D6.

Overview of the Site Selection Process

5.3 The National Planning Policy Framework (NPPF) states that a Local Plan must allocate sufficient land in appropriate locations to ensure supply

for the Plan period. This includes sites for residential development, traveller accommodation and uses.

5.4 The Council has selected its allocated sites in line with the two site selection methodologies (residential/employment, and traveller). Sites identified for allocation have been selected following a rigorous application of the relevant site selection methodology, and represent those sites the Council considers to be suitable, available and achievable within the Plan period based on the best available information.

Town and District Centres

5.5 The Town Centres are identified in the Town Centres Review (2016). There are two Town Centres and four District Centres within the District. The Local Plan sets out the defined Town Centre boundaries, Primary Shopping Areas, and Primary and Secondary Commercial, Business and Service Frontages.

5.6 The District's town centre hierarchy, in accordance with Policy E2 is set out in Table 5.2.

Table 5.2 Town Centre Hierarchy

Category	Centre
Town Centre	Epping, Loughton High Road
District Centre	Buckhurst Hill, Ongar, Loughton Broadway, Waltham Abbey

Epping

5.7 Epping is one of the District's two Town Centres, and benefits from a range of assets, services and social infrastructure. The town has an attractive setting within the open countryside and the Green Belt.

5.8 The Green Belt plays an important role in maintaining separation and reducing coalescence between neighbouring settlements, most notably Theydon Bois, Waltham Abbey and North Weald Bassett.

5.9 Epping has an important civic function within the District and is the location of Epping Forest District Council's Civic Offices. There are a number of employment opportunities located

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within the settlement, including several professional services firms.

- 5.10 A key strength of the Town Centre’s retail offer is its diversity, with a mix of convenience and comparison retail, made up of both independent and national retailers. The Town Centre includes development opportunities at St. Johns Road and other allocated sites. These will provide increased residential, retail and leisure and other town centre uses within the Town Centre and contribute towards its continued vibrancy.

Vision for Epping

Epping will continue to thrive as one of the main centres in the District, providing excellent community facilities, services and transport connectivity. The settlement will continue to benefit from a strong range of existing facilities and social infrastructure. Future residential development will make a strong contribution to supporting Epping’s existing services. The existing character of this historic market town will be protected, and heritage assets will be enhanced wherever possible. A new vibrant community will be delivered at the South of the town. This will integrate fully and complement the existing community.

Linkages to Epping’s surrounding landscape and highly performing Green Belt will be maximised, and housing will be located and designed in a manner that limits the potential for harm to this important asset. Public open space, footpaths and linkages across the town will be improved. In particular, new connections will be delivered between the town’s existing open spaces and planned development.

Epping will continue to have a mix of independent and national retailers. New commercial and employment uses will be encouraged where they support local business and start-up enterprises in order to ensure that the town retains a strong employment base. The tourism offer of the town will be promoted and expanded.

The impact of further development on Epping Forest, in terms of air quality and further recreational pressure will be minimised. Mitigation measures will be implemented where necessary.

Residential Sites

- 5.11 Policy SP1 sets out the number of homes to be provided in Epping. The provision of approximately 709 homes has been informed by the aspiration for Epping to support an appropriate level of growth to continue its role as one of the main towns within the District.

- 5.12 The Council has considered the spatial options to accommodate new homes in Epping and concluded that the most appropriate spatial options are:

- **Intensification within the existing settlement**

Focussing development within the existing settlement boundary will ensure growth occurs in the most sustainable locations within the settlement, such as on previously developed land, thereby minimising potential harm to the wider landscape around the settlement. This approach will also be less harmful to the Green Belt.

- **Expansion of the settlement to the South**

This strategic option is the least sensitive to change in landscape terms and maximises opportunities to focus development in close proximity to Epping London Underground Station. The majority of this strategic option lies within Flood Zone 1 and any potential harm to the Green Belt and the settlement’s heritage can be suitably mitigated through the incorporation of sensitive design measures.

- 5.13 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified nine sites for allocation, as set out in this Policy.

- 5.14 Proposals for residential development will be expected to accord with site specific policy requirements as set out in Part Two of this Plan.

- 5.15 Planning applications for sites EPP.R1 and EPP.R2 should be accompanied by a Strategic Masterplan which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed by the Council. The endorsed Strategic Masterplan will be taken into account as an important material consideration in the

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

determination of any planning applications. The Strategic Masterplan and subsequent applications should be considered and informed by the Quality Review Panel and be subject to public consultation, including in respect of Masterplans, consultation with all those with a development interest in the defined area.

- 5.16 Applications for development within the South of Epping Masterplan Area which would result in a material increase in the number of new homes above the 450 indicated will need to demonstrate that this can be accommodated within the known constraints relating to the site taking into account landscape, biodiversity, heritage, community and infrastructure impacts. In addition, sufficient information will need to be provided to demonstrate that any material increase in the number of new homes would not result in an adverse effect on the integrity of the Epping Forest Special Area of Conservation having had regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest.

Sites for Traveller Accommodation

- 5.17 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Epping.

Employment Sites

- 5.18 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses).
- 5.19 There are four existing employment sites that have been identified in Epping for designation in the Local Plan:
- EPP.E1 – Land at Eppingdene (1.11 hectares)
 - EPP.E2 – Land at Coopersale Hall (1.80 hectares).
 - EPP.E3 – Falconry Court (0.50 hectares).
 - EPP.E4 – Bower Hill Industrial Estate (1.73 hectares).

Infrastructure Requirements

- 5.20 Policy SP1 confirms the importance of identifying and delivering key infrastructure to

support residential, traveller and employment development across the District. The infrastructure needs for Epping are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.

Town Centre

- 5.21 Policy E2 identifies Epping as a Town Centre. This reflects the Council's aspiration for the centre to remain a successful destination, maintaining and enhancing its existing retail offer along with other leisure and entertainment amenities.
- 5.22 In accordance with Policy E2, the Council has designated a Primary Shopping Area and Primary and Secondary Commercial, Business, and Service Frontages.
- 5.23 Reflecting national planning policy, the Council will support the weekly market that takes place within the Town.

Sustainable Transport Choices

- 5.24 A key consideration for development proposals in Epping is to ensure that new development provides opportunities to access jobs, services, education and leisure opportunities through walking, cycling and public transport. This will include provision of safe and convenient routes to key destinations, including to Epping London Underground Station. Measures should provide viable alternatives to private car use, and prevent the establishment of unsustainable travel behaviour.

Policy P1 Epping

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential and Mixed Use Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential or mixed use development:
- i) EPP.R1 Land South of Epping, West and EPP.R2 Land South of Epping, East – a minimum of 450 homes

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

- ii) EPP.R4 Land at St Johns Road – Approximately 34 homes and appropriate uses
- iii) EPP.R5 Epping Sports Centre – Approximately 42 homes
- iv) EPP.R6 Cottis Lane Car park – Approximately 47 homes
- v) EPP.R7 Bakers Lane Car Park – Approximately 31 homes
- vi) EPP.R8 Land and part of Civic Offices – Approximately 44 homes
- vii) EPP.R9 Land at Bower Vale – Approximately 50 homes
- viii) EPP.R11 Epping Library – Approximately 11 homes.

Employment Sites

C. In accordance with Policies SP1 and E1 the following existing sites are designated for employment use:

- (i) EPP.E1 Land at Eppingdene
- (ii) EPP.E2 Land at Coopersale Hall
- (iii) EPP.E3 Falconry Court
- (iv) EPP.E4 Bower Hill Industrial Estate

Sustainable Transport Choices

D. In accordance with Policy T1, all development proposals must demonstrate how opportunities to access jobs, services, education and leisure facilities by means other than the car have been addressed, both within Epping and to the Harlow and Gilston Garden Town. This includes the need to make provision for, improve, enhance and promote use of existing, cycling and walking networks and access to passenger transport services.

Infrastructure Requirements

- E. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- F. Development proposals in Epping will be expected to deliver and/or contribute proportionately towards infrastructure items as required, including:

- i) education provision including early years, primary school and secondary school places;
- ii) provision of health facilities;
- iii) provision of walking and cycling facilities and linkages both within the site and to key destinations;
- iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
- v) highways and junction upgrades;
- vi) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications; and
- vii) improvements and provision of green and blue infrastructure assets including open space.

G. A new leisure centre will be provided in Epping to replace the facility currently located at site EPP.R5.

Town Centre Uses

H. In accordance with Policy E2, in Epping Town Centre, at least 70% of the ground floor Primary Commercial, Business and Service Frontage and at least 20% of the ground floor Secondary Commercial, Business and Service Frontage will be maintained in Use Class E uses.

Air Pollution

I. The development of sites within Epping has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Recreational Pressure

J. Developments within Epping which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to

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demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

- K. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

South Epping Masterplan Area

- L. Planning applications for sites EPP.R1 and EPP.R2 should be accompanied by a Strategic Masterplan for the South Epping Masterplan Area which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed by the Council. The endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications.
- M. In addition to the requirements set out above, the Strategic Masterplan must make provision for:
- i) a minimum of 450 homes;
 - ii) appropriate community and health facilities, employment and retail uses;
 - iii) a new primary school;
 - iv) provision or enhancement of walking and cycling facilities, Public Rights of Way and linkages both within the site, over the railway line, the footbridge over the M25, and to key destinations including Epping London Underground Station and the Town Centre;
 - v) vehicular access/egress which provides safe access to the local highway network, does not impact on its safe and efficient operation, does not result in the loss of important boundary trees and/or hedgerows, or cause material harm to the living conditions of adjoining residents as a result of noise, light pollution or privacy;
 - vi) preserving or enhancing the setting of the Grade II listed Gardners Farm and Grade II listed farm buildings;

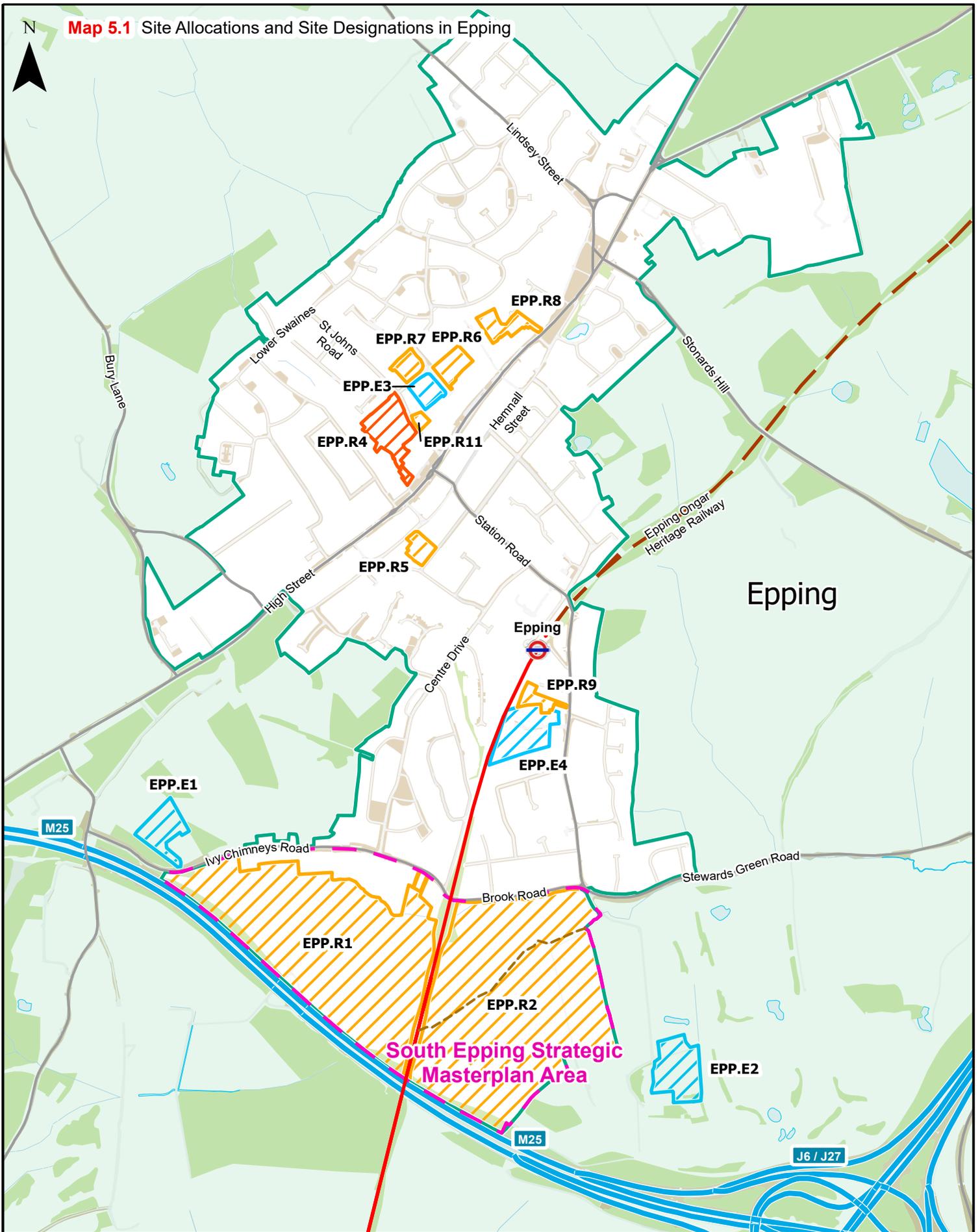
- vii) minimising the impact upon the Biodiversity Action Plan Priority Habitat within the site and nearby Local Wildlife Site;
 - viii) incorporation of an appropriate buffer to protect the amenity of future residents with regards to noise and air quality from the M25 and an appropriate buffer from the High Voltage Transmission Cables and land impacted by the BPA Oil Pipeline constraints;
 - ix) the sloping topography of the site by incorporating sensitive design responses to the level changes and by ensuring a positive relationship is established between the new development, the town and the wider landscape;
 - x) the continued protection of those trees benefitting from a Tree Preservation Order and other identified Veteran Trees;
 - xi) land to the South of the indicative 'build to' line in EPP.R2 within the Masterplan Area must be retained for public open space or for other appropriate uses as agreed through the masterplanning process;
 - xii) the strengthening and/or creation of new Green Belt boundaries to the East and West of the site;
 - xiii) the integration, retention and improvements to the existing watercourse;
 - xiv) adequate levels of high quality public open space, including the retention or reprovision of Brook Road Informal Recreation Ground; and
 - xv) a Suitable Alternative Natural Greenspace.
- N. The Strategic Masterplan and subsequent applications should be considered and informed by the Quality Review Panel and be subject to public consultation, including in respect of Masterplans, consultation with all those with a development interest in the defined area.
- O. The Strategic Masterplan must incorporate measures to promote and encourage the use of sustainable methods of transportation and provide viable alternatives to single occupancy private car use including car clubs/car sharing or pooling arrangements. Such measures are to be planned in consultation with Essex County

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

Council (and relevant passenger transport providers). The proposed measures should be underpinned by feasibility evidence that comprehensively demonstrates the delivery of modal shift by way of sustainable travel measures.

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

Map 5.1 Site Allocations and Site Designations in Epping



**Epping Forest District
Local Plan
2011-2033**

Drawing No.
EFDC-SP-0004-REV3

Date: February 2023

Scale: 1:13,000 @ A4

Map 5.1
Site Allocations and Designations in
Epping

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

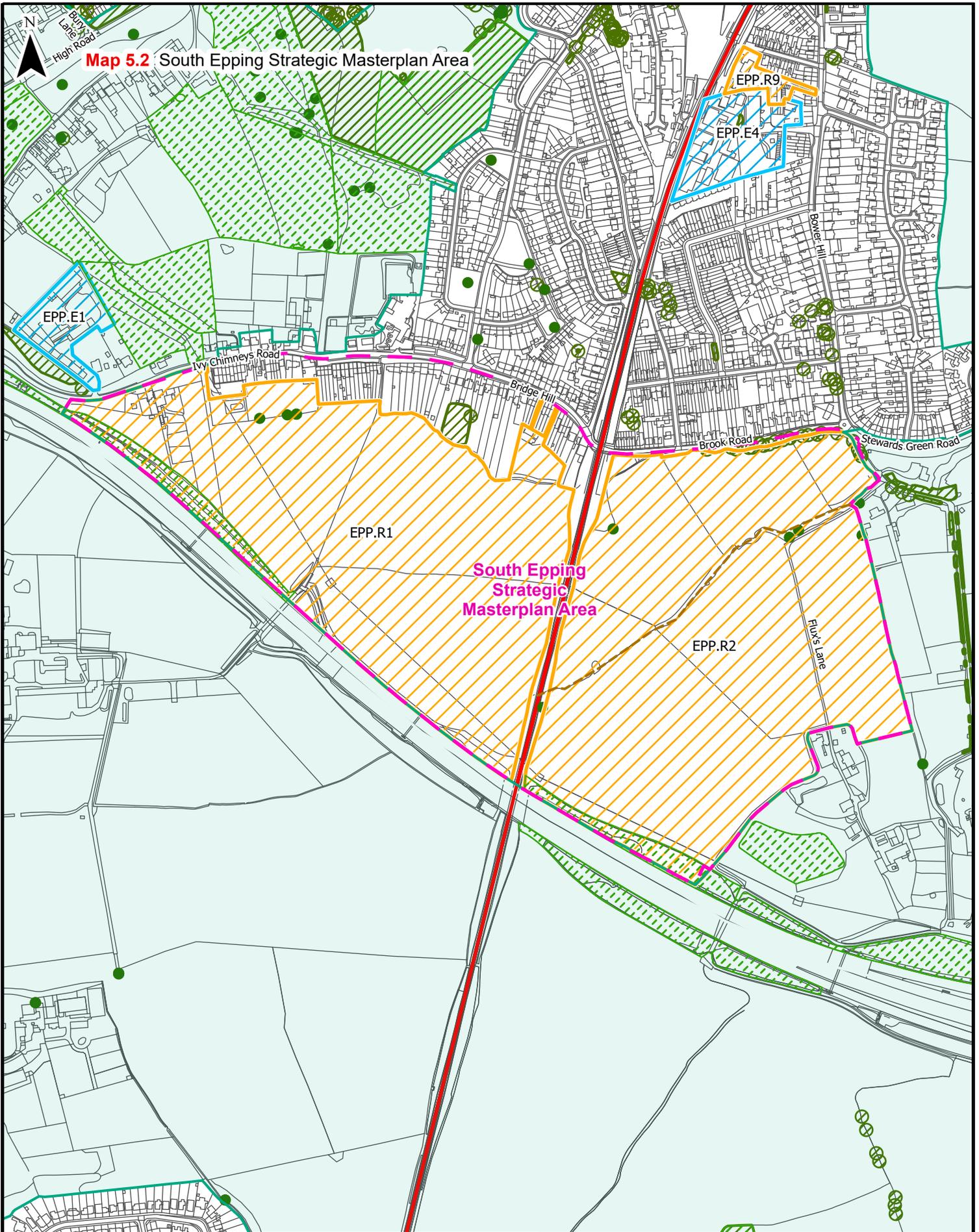
Legend

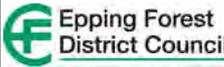
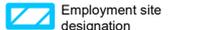
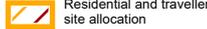
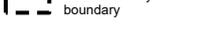
- Residential site allocation
- Employment site designation
- Employment site allocation
- Mixed Use
- Traveller site allocation
- Indicative build to line
- Residential and traveller site allocation
- Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- Local Green Space
- Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



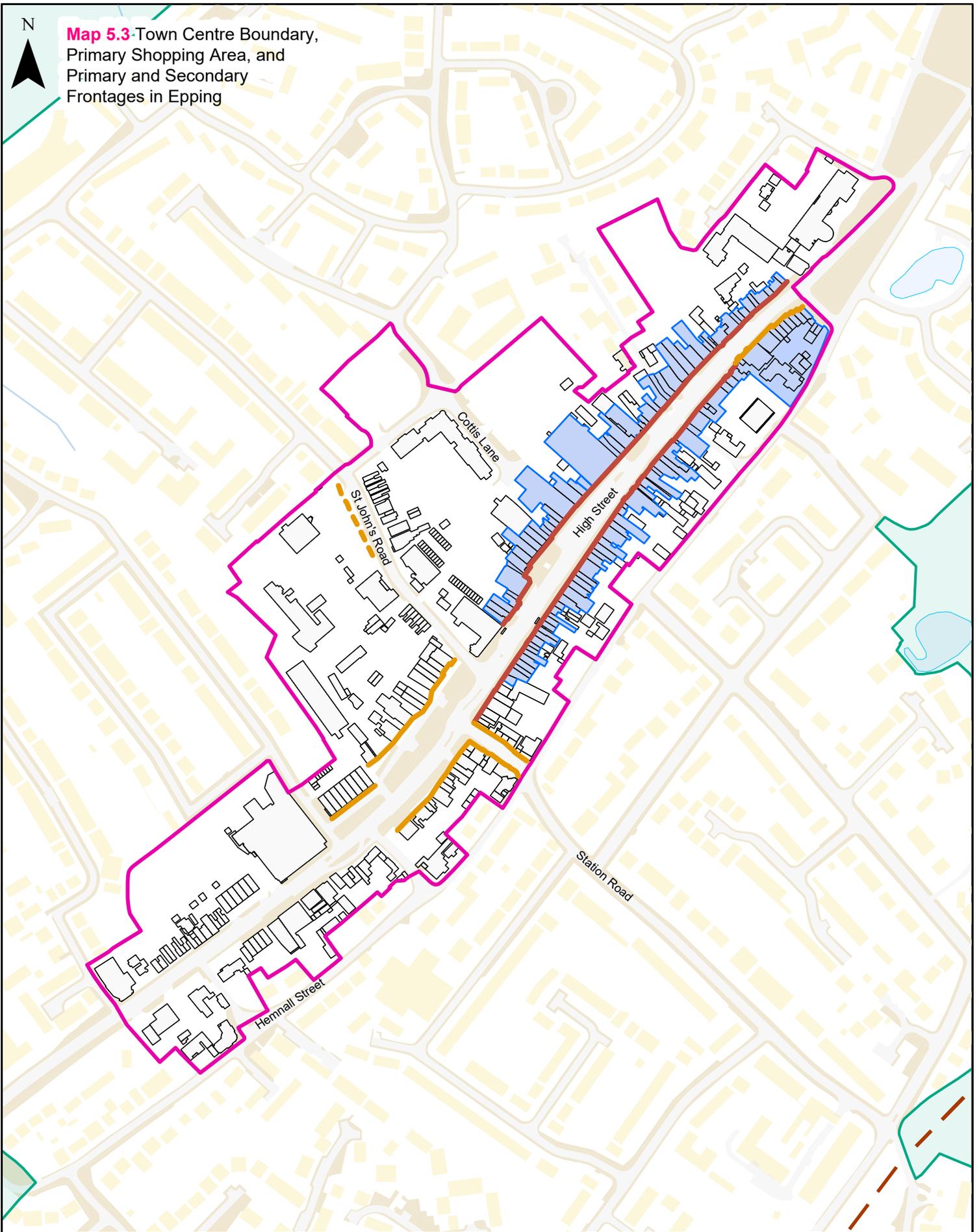
Map 5.2 South Epping Strategic Masterplan Area



<p>Epping Forest District Local Plan 2011-2033</p> 	<p>Map 5.2</p>	<p>South Epping Strategic Masterplan Area</p> <p><small>Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2020 EFDC Licence No: 100018534 2020 © Environment Agency, © Natural England 2020</small></p> <p>The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.</p>	<p>Legend</p> <ul style="list-style-type: none">  Residential site allocation  Employment site designation  Employment site allocation  Traveller site allocation  Residential and traveller site allocation  Strategic Masterplan Area  Concept Framework Plan Area  Green Belt Boundary  Local Green Space  Local Authority boundary  Indicative build to line <p><small>This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations.</small></p>
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Map 5.3 Town Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Epping



Epping Forest District
Local Plan 2011-2033

Drawing No.
EFDC-DP-00105-Rev3

Date: August 2020

Scale: 1: 4,000 @A4

Map 5.3 Town Centre Boundary,
Primary Shopping Area, and
Primary and Secondary
Frontages in Epping

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

Legend

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

-  Proposed Secondary Frontage
-  Green Belt Boundary



Loughton

- 5.25 Loughton is one of the District's main towns. The settlement boasts good transport connectivity as a direct result of its two London Underground Stations and many different bus services.
- 5.26 The settlement is host to the District's only further education college and the University of Essex, Loughton Campus. This provides a number of opportunities for Loughton, including the potential to create an 'education hub'.
- 5.27 Loughton has a significant retail offer, benefitting from a Town Centre at Loughton High Road, a District Centre at Loughton Broadway, and retail centre at Epping Forest Shopping Park. Loughton is characterised by a diverse retail offer, with a large proportion of national retailers compared to other centres in the District. Loughton High Road provides some comparison retail alongside a range of other retail and non-retail uses. Loughton Broadway is characterised by a local and independent retail offer, with a number of national retailers to meet local needs.
- 5.28 The Epping Forest Shopping Park provides a broader retail offer with larger scale comparison shopping opportunities than currently offered elsewhere in the District.

Vision for Loughton

Loughton will continue to be one of the District's major towns, providing a retail, employment and education hub that maximises its good public transport connectivity and proximity to the Epping Forest and the forest-edge environment. The needs of Loughton residents will be met through an appropriate mix of housing in sustainable locations. Future development should maintain separation from neighbouring Theydon Bois, Buckhurst Hill and Chigwell.

The main centre of Loughton High Road will be strengthened and future development will support the Centre's continued role as a successful retail centre within the District. Loughton Broadway will be the focus of further enhancement and the

Epping Forest Shopping Park will provide a complementary retail offer. Employment will continue to be supported through both strategic employment sites such as Langston Road, and smaller-scale employment provision within the settlement centre.

The impact of further development on the Epping Forest, both in terms of air quality and also in terms of further recreational pressure will be minimised and mitigation measures will have been implemented where necessary.

Residential Sites

- 5.29 Policy SP1 sets out the number of homes to be provided in Loughton. The provision of approximately 455 homes has been informed by the aspiration for Loughton to continue to be a major town, providing retail, education and employment opportunities in the District, supported by appropriate residential expansion to support the two successful retail centres, and Epping Forest Shopping Park.
- 5.30 The Council has considered the spatial options to accommodate new homes in Loughton and concluded that there is one appropriate spatial option which comprises intensification within the existing settlement. This option provides opportunities to focus development in the most sustainable locations, use previously developed land within the settlement and minimise any harm to the Green Belt and wider landscape around the settlement, including Epping Forest.
- 5.31 Following an assessment of the suitability, availability and achievability of residential sites located within this spatial option, the Council has identified 13 sites for allocation as set out in this Policy.
- 5.32 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.

Sites for Traveller Accommodation

- 5.33 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Loughton.

Employment Sites

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

- 5.34 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.35 There are three existing employment sites that have been identified in Loughton for designation in the Local Plan:
- LOU.E1 – Oakwood Hill Industrial Estate (6.1 hectares)
 - LOU.E2B – Langston Road Industrial Estate (26.87 hectares)
 - LOU.E3 – Buckingham Court (0.62 hectares)
- 5.36 An allocation for one hectare of B2 Use Class (general industrial) has been made:
- LOU.E2A – Land adjacent to Langston Road Industrial Estate

Infrastructure Requirements

- 5.37 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Loughton are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.

Town Centre and District Centre

- 5.38 Policy E2 identifies Loughton High Road as a Town Centre and Loughton Broadway as a District Centre. In addition, Loughton also benefits from Epping Forest Shopping Park. This reflects the Council's aspiration for these centres to remain successful, supporting and strengthening the existing range of services and facilities.
- 5.39 In accordance with Policy E2, the Council has designated a Primary Shopping Area and Primary and Secondary Commercial, Business, and Service Frontages.

Policy P2 Loughton

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential and Mixed Use Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential or mixed use development:
- LOU.R3 Land at Vere Road – Approximately nine homes
 - LOU.R4 Borders Lane Playing Fields – Approximately 217 homes and appropriate uses
 - LOU.R6 Royal Oak Public House – Approximately ten homes
 - LOU.R7 Loughton Library – Approximately 20 homes
 - LOU.R9 Land at Former Epping Forest College – Approximately 111 homes
 - LOU.R10 Land at Station Road – Approximately 12 homes
 - LOU.R11 Land West of Roding Road – Approximately nine homes
 - LOU.R12 Land at 63 Wellfields – Approximately ten homes
 - LOU.R13 Land at 70 Wellfields – Approximately six homes
 - LOU.R14 Land at Alderton Hill – Approximately 19 homes
 - LOU.R15 Land at Traps Hill – Approximately six homes
 - LOU.R16 St Thomas More RC Church – Approximately 18 homes
 - LOU.R18 Land at High Beech Road – Approximately eight homes

Employment Sites

- C. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:
- LOU.E1 – Oakwood Hill Industrial Estate
 - LOU.E2B – Langston Road Industrial Estate
 - LOU.E3 – Buckingham Court
- D. In accordance with Policies SP1 and E1 the following site is allocated for B2 Use Class employment uses:
- LOU.E2A – Land adjacent to Langston Road Industrial Estate

Infrastructure Requirements

- E. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the

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delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider objectives.

- F. Development proposals in Loughton will be expected to deliver and/or contribute proportionately towards infrastructure items as required, including:
- i) education provision including early years, primary school and secondary school places;
 - ii) provision of health facilities;
 - iii) highways and junction upgrades;
 - iv) provision of walking and cycling facilities, and linkages both within the site and to key destinations;
 - v) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
 - vi) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications; and
 - vii) improvements and provision of green and blue infrastructure assets including open space.

Town Centre Uses

- G. In accordance with Policy E2, in Loughton High Road Town Centre, at least 70% of the ground floor Primary Commercial, Business and Service Frontage and at least 35% of the ground floor Secondary Commercial, Business and Service Frontage will be maintained in Use Class E uses.

District Centre Uses

- H. In accordance with Policy E2, in Loughton Broadway District Centre, at least 60% of the ground floor Primary Commercial, Business and Service Frontage will be maintained in Use Class E uses.

Air Pollution

- I. The development of sites within Loughton has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for

the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Recreational Pressure

- J. Developments within Loughton which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

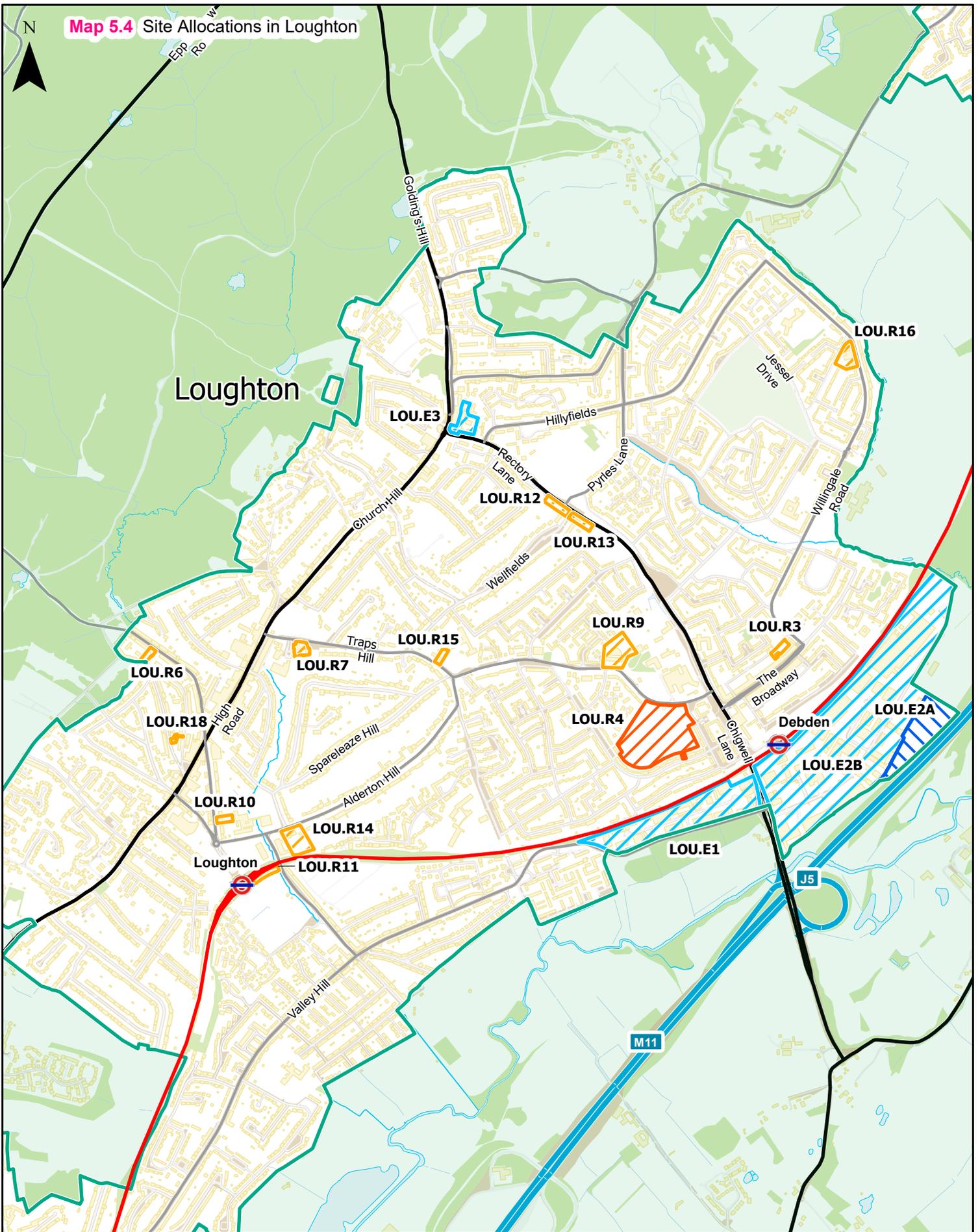
- K. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

Habitat Protection

- L. Sites within the Impact Risk Zone for the Roding Valley Meadows Site of Special Scientific Interest and are above the identified development threshold should make provision for any avoidance and mitigation measures to address any impacts on this nationally important habitat.

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

Map 5.4 Site Allocations in Loughton



Epping Forest District
Local Plan
2011-2033

Drawing No.
EFDC-SP-0004-REV3

Date: September 2020

Scale: 1:18,000 @ A4

Map 5.4 Site Allocations and Designations in Loughton

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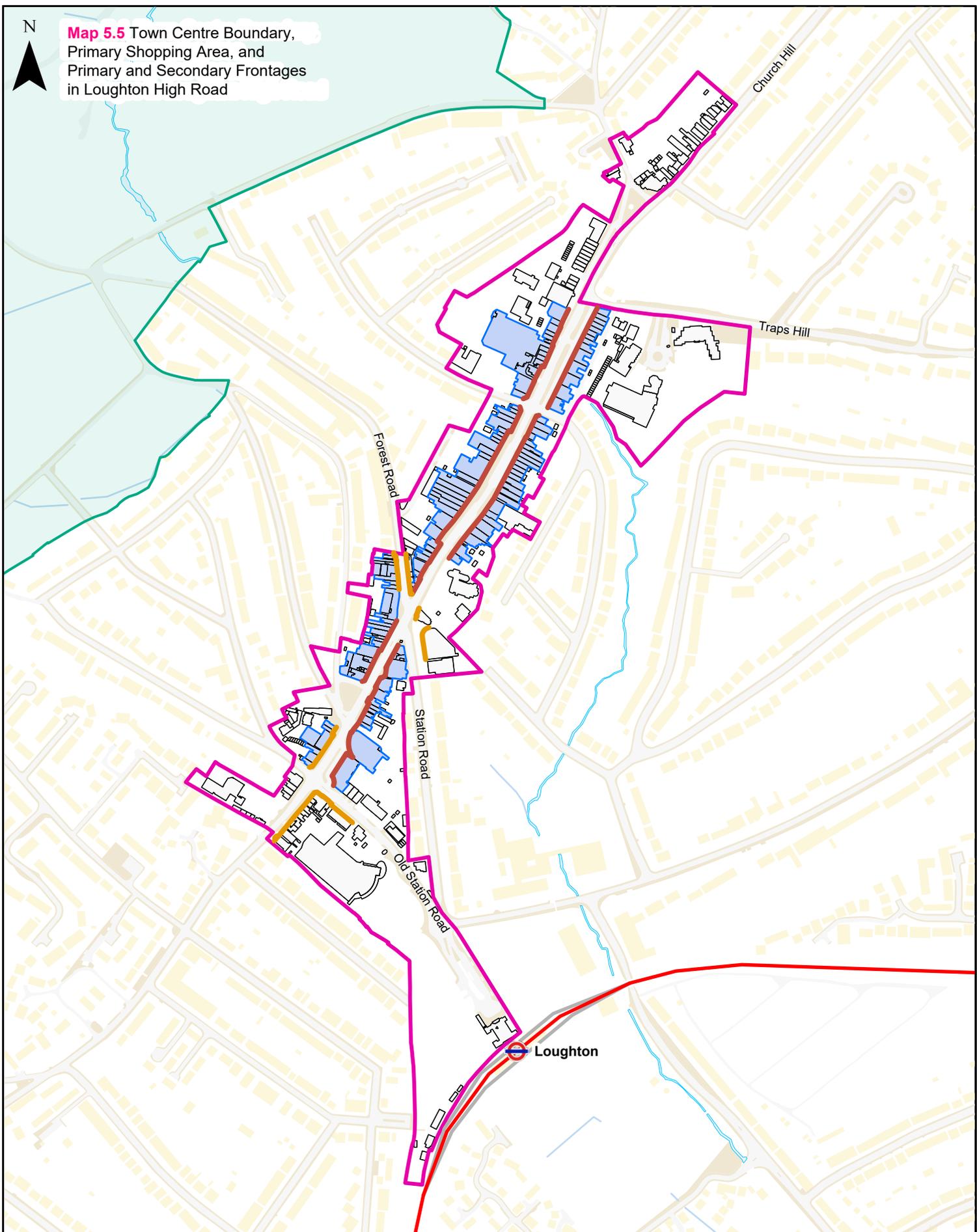
The Local Plan should be read as a whole.
Proposals will be judged against all relevant policies.

Legend

-  Residential site allocation
-  Employment site designation
-  Employment site allocation
-  Mixed Use
-  Traveller site allocation
-  Residential and traveller site allocation
-  Masterplan Area
-  Concept Framework Plan Area
-  Green Belt Boundary
-  Local Green Space
-  Local Authority boundary

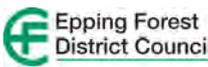
This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations





Map 5.5 Town Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Loughton High Road

Epping Forest District Local Plan 2011-2033



Drawing No. EFDC-DP-00104-Rev3

Date: August 2020

Scale: 1: 6,000 @A4

Map 5.5 Town Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Loughton High Road

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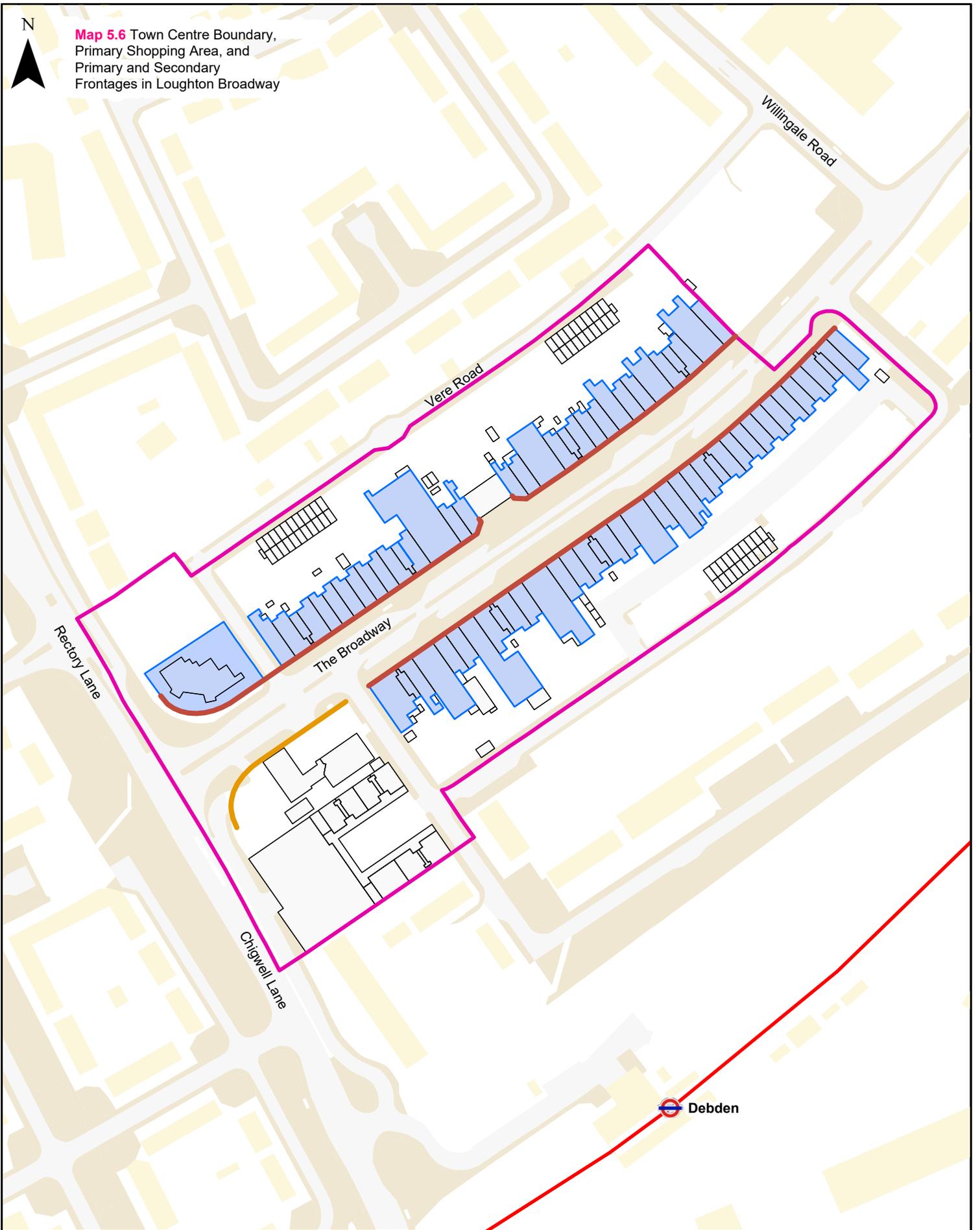
Legend

- Town / District Centre Boundary
- Primary Shopping Area
- Primary Frontage
- Secondary Frontage
- Proposed Secondary Frontage
- Green Belt Boundary

N



Map 5.6 Town Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Loughton Broadway



**Epping Forest District
Local Plan 2011-2033**

Drawing No.
EFDC-DP-00102-Rev3

Date: August 2020

Scale: 1: 2,000 @A4

Map 5.6 Town Centre Boundary,
Primary Shopping Area, and
Primary and Secondary
Frontages in Loughton Broadway

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

Legend

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

-  Proposed Secondary Frontage
-  Green Belt Boundary



Waltham Abbey

- 5.40 Waltham Abbey, located in the West of the District, has a strong historic character with a number of heritage and natural assets located in and around the main settlement. Of particular note, Waltham Abbey Church and Gardens, Royal Gunpowder Mills and the adjacent Lee Valley Regional Park strongly contribute towards the character of the settlement.
- 5.41 The District Centre is focused on the pedestrianised Sun Street and Market Square, which comprises a large number of cafes and restaurants alongside a small comparison retail offer.
- 5.42 The settlement benefits from its close proximity to the Lee Valley Regional Park, which provides recreational opportunities.

Vision for Waltham Abbey

Waltham Abbey will be a revitalised town with a thriving daytime and night-time economy. A mix of new housing will play a strong role in the town's regeneration, providing the population to support a healthy town centre economy, whilst also enabling the required community and social infrastructure, supporting a fully sustainable community.

The town will seek to develop and maximise retail, employment, and tourism based opportunities. In particular the town will build upon Waltham Abbey's existing assets, including Waltham Abbey Church and Gardens, Royal Gunpowder Mills and adjacent Lee Valley Regional Park, developing a niche identity based primarily on tourism, built heritage and outdoor leisure activities.

New opportunities for enhanced provision of open spaces, leisure and amenity activities for residents will be supported and complement existing high value open spaces such as Town Mead. Walking and cycling access from the town to these spaces will be maintained and improved. Improvements to sustainable transport infrastructure will be made.

The town will support a diverse population of young people, families and the elderly, reducing inequality through the provision of high quality residential development in the most sustainable locations. Waltham Abbey will create local business and employment opportunities that underpin the local economy, particularly in the leisure industry.

Residential Sites

- 5.43 Policy SP1 sets out the number of homes to be provided in Waltham Abbey. The provision of approximately 836 homes has been informed by the aspiration for Waltham Abbey to provide a level of housing which supports regeneration of the settlement and improvements to the retention of town centre services, community and social infrastructure.
- 5.44 The Council has considered the spatial options to accommodate new homes in Waltham Abbey and concluded that the most appropriate spatial options are:
- **Intensification within the existing settlement**
This strategic option will maximise opportunities to focus development in the most sustainable locations within the settlement, uses previously developed land, and minimises any harm to the Green Belt and wider landscape around the settlement.
 - **Expansion of the settlement to the North**
This strategic option provides opportunities to support development within close proximity to existing town centre services whilst minimising harm to the Green Belt.
- 5.45 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified six sites for allocation as set out in this Policy.
- 5.46 Proposals for residential development will be expected to accord with site specific policy requirements as set out in Part Two of this Plan.
- 5.47 Development proposals should ensure that vulnerability to surface water flooding as well as the potential consequences for surrounding sites is suitability mitigated.
- 5.48 Planning applications for sites WAL.R1, WAL.R2, WAL.R3, and WAL.T1 should be accompanied by a Strategic Masterplan for the Waltham Abbey North Masterplan Area which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed by the Council. The endorsed Strategic Masterplan will be taken into account as an

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

important material consideration in the determination of any planning applications.

Sites for Traveller Accommodation

5.49 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. One site has been allocated for traveller accommodation in Waltham Abbey:

- WAL.T1 – Land to the rear of Lea Valley Nursery, Crooked Mile – five pitches

Employment Sites

5.50 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.

5.51 There are six existing employment sites that have been identified in Waltham Abbey for designation in the Local Plan:

- WAL.E1 – Howard Business Park (0.54 hectares)
- WAL.E2 – Land at Breeches Farm (3.27 hectares)
- WAL.E3 – Land at Woodgreen Road (0.62 hectares)
- WAL.E4 – Cartersfield Road/Brooker Road Industrial Estate (8.69 hectares)
- WAL.E5 – Meridian Business Park and Sainsbury's Distribution Centre (23.65 hectares)
- WAL.E6B - Galley Hill Road Industrial Estate (2.61 hectares)

5.52 Two sites have been identified for allocation for employment uses:

- WAL.E6A – Land adjacent to Galley Hill Road Industrial Estate for B2/B8 Use Class (general industrial/storage and warehousing)
- WAL.E8 – Land north of A121 for B2/B8 Use Class (general industrial/storage and warehousing)/ light industrial (within Use Class E)

Infrastructure Requirements

5.53 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Waltham Abbey are set

out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.

This will include the provision of improvements to pedestrian and cycling links between Waltham Abbey and the Lee Valley Regional Park.

District Centre

5.54 Policy E2 identifies Waltham Abbey as a District Centre. This reflects the Council's aspiration for the centre to become revitalised with a maintained and enhanced historic character and local feel.

5.55 In accordance with Policy E2, the Council has designated a Primary Shopping Area and Primary and Secondary Commercial, Business, and Service Frontages.

Policy P3 Waltham Abbey

A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

B. In accordance with Policy SP1 the following sites are allocated for residential development:

- WAL.R1 Land West of Galley Hill Road, WAL.R2 Lea Valley Nursery, Crooked Mile and WAL.R3 Land adjoining Parklands – A minimum of 740 homes
- WAL.R4 Fire Station, Sewardstone Road – Approximately 16 homes
- WAL.R5 Waltham Abbey Community Centre, Saxon Way – Approximately 53 homes and re-provision of a community centre
- WAL.R6 Waltham Abbey Swimming Pool, Roundhills – Approximately 27 homes

Employment Sites

C. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:

- WAL.E1 – Howard Business Park
- WAL.E2 – Land at Breeches Farm
- WAL.E3 – Land at Woodgreen Road

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

- iv) WAL.E4 – Cartersfield Road/Brooker Road Industrial Estate
- v) WAL.E5 – Meridian Business Park and Distribution Centre
- vi) WAL.E6B - Galley Hill Road Industrial Estate

D. In accordance with Policies SP1 and Policy E1 the following sites are allocated for employment uses:

- i) WAL.E6A – Land adjacent to Galley Hill Road Industrial Estate (B2/B8 Use Class)
- ii) WAL.E8 – Land North of A121 (B2/B8 Use Class/ light industrial (within Use Class E)

Traveller Sites

E. In accordance with Policies SP1 and H4 the following site is allocated for traveller accommodation:

- i) WAL.T1 Land to the rear of Lea Valley Nursery, Crooked Mile – five pitches

Infrastructure Requirements

F. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.

G. Development proposals in Waltham Abbey will be expected to deliver and/or contribute proportionately towards infrastructure items as required, including:

- i) education provision including early years, primary school and secondary school places;
- ii) appropriate provision of health facilities;
- iii) provision of walking and cycling facilities, providing linkages both within the site and to key destinations, including to the Lee Valley Regional Park;
- iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
- v) appropriate provision of surface water drainage measures;
- vi) highways and junction upgrades;
- vii) upgrade and improvement of utility infrastructure including water, waste

water, solid waste, gas, electricity and telecommunications; and

- viii) improvements to existing, and provision of new, green and blue infrastructure assets including open space in accordance with the Council's adopted Green Infrastructure Strategy.

District Centre Uses

H. In accordance with Policy E2, in Waltham Abbey District Centre, at least 45% of the ground floor Primary Commercial, Business, and Service Frontage and at least 25% of the ground floor Secondary Commercial, Business, and Service Frontage will be maintained in Use Class E uses.

Air Pollution

I. The development of sites within Waltham Abbey has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Recreational Pressure

J. Developments within Waltham Abbey which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

K. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

Waltham Abbey North Masterplan

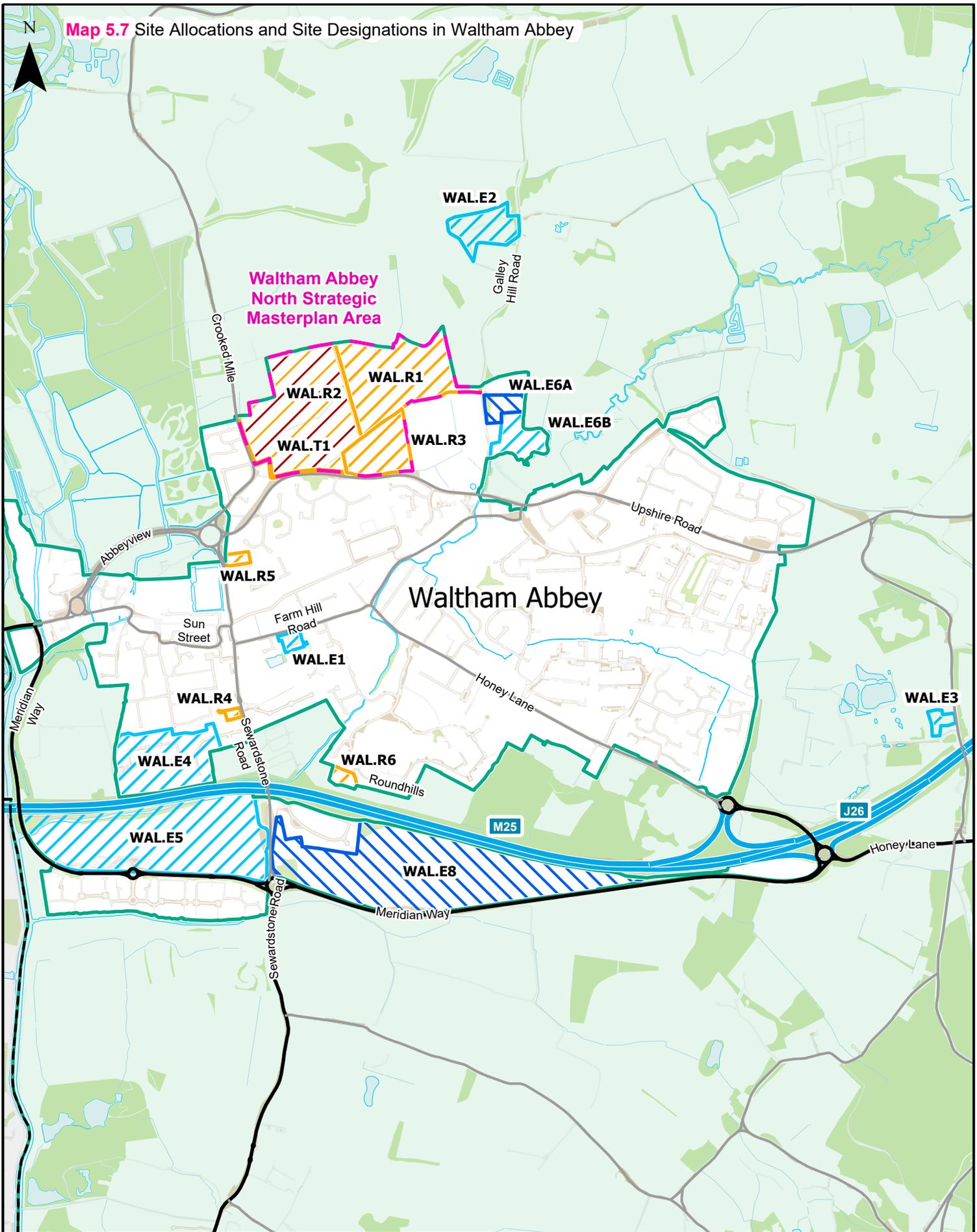
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

- L. Planning application for sites WAL.R1, WAL.R2, WAL.R3 and WAL.T1 should be accompanied by a Strategic Masterplan for the Waltham Abbey North Masterplan Area which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed by the Council. The endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications.
- M. In addition to the requirements set out above the Strategic Masterplan must make provision for:
- i) a minimum of 740 homes;
 - ii) effective integration with the town centre, supporting regeneration;
 - iii) five pitches for traveller accommodation;
 - iv) a new local centre to include a community facility and retail uses;
 - v) new road links to the existing highway network and an internal road layout to support a bus corridor;
 - vi) the potential need to upgrade/widen the existing Galley Hill Road and Crooked Mile, in order to ensure a safe access point and sufficient capacity for the development they serve;
 - vii) measures to promote and encourage the use of sustainable modes of transport and provide viable alternatives to single occupancy private car use including car clubs/car sharing or pooling arrangements;
 - viii) the strengthening and/or creation of new Green Belt boundaries to the North and East of the site;
 - ix) the integration, retention and improvements to the existing watercourses and Public Rights of Way;
 - x) new pedestrian and cycle links through the site to the Lee Valley Regional Park, the existing allotments to the North, and towards Waltham Abbey District Centre;
 - xi) improvements to existing open space in the locality, together with enhancements within the Lee Valley Regional Park and on-site open space, including a proportion of natural greenspace; and
 - xii) ensure that vulnerability to surface water flooding as well as the potential

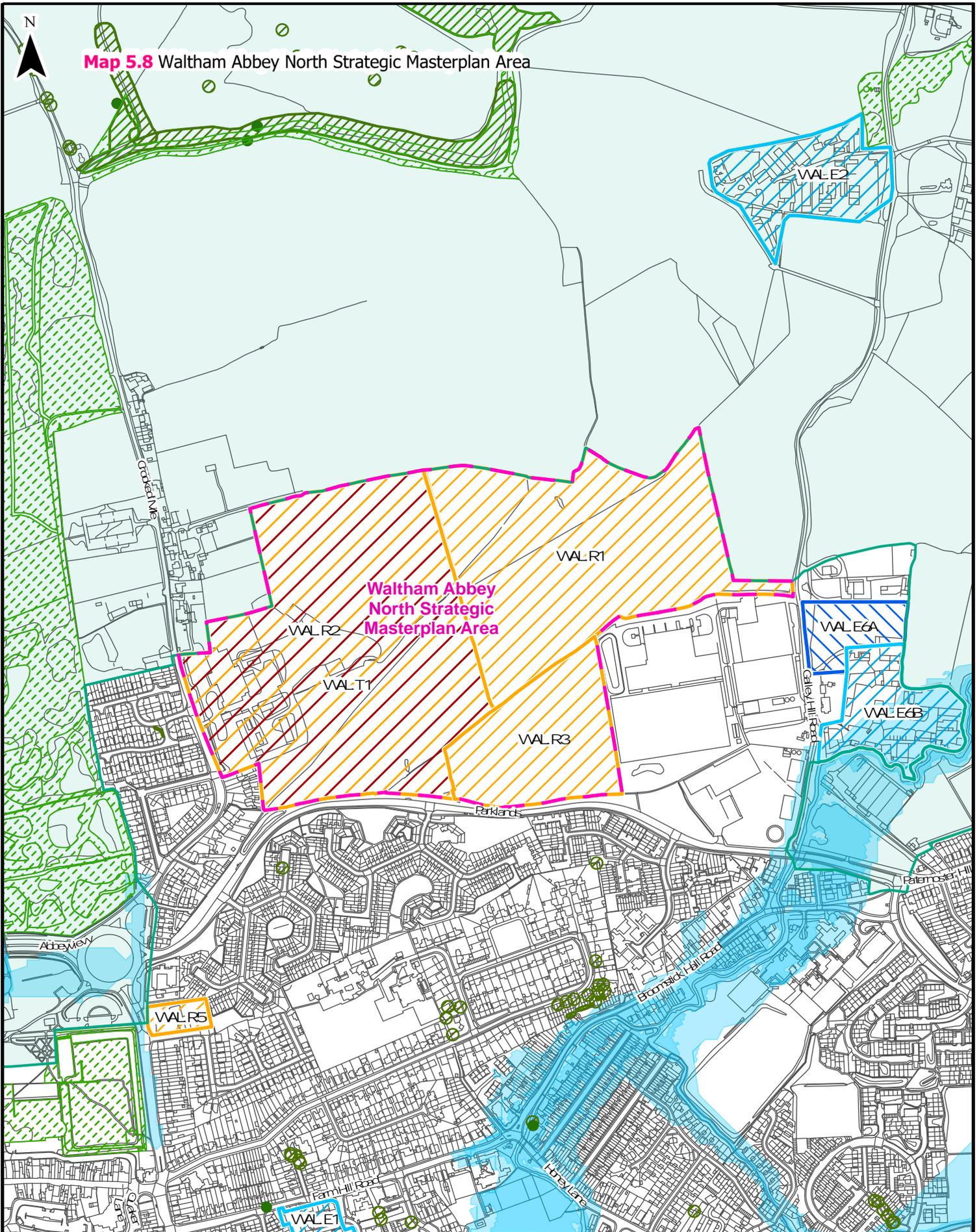
consequences for surrounding sites is suitably mitigated through appropriate surface water drainage.

- N. The Strategic Masterplan and subsequent applications should be considered and informed by the Quality Review Panel and be subject to public consultation, including in respect of Masterplans, consultation with all those with a development interest in the defined area.

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



Map 5.8 Waltham Abbey North Strategic Masterplan Area



Epping Forest District
Local Plan
2011-2033

Map 5.8

Date: August 2020

1:7,500@ A4

Waltham Abbey North
Strategic Masterplan Area

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Legend

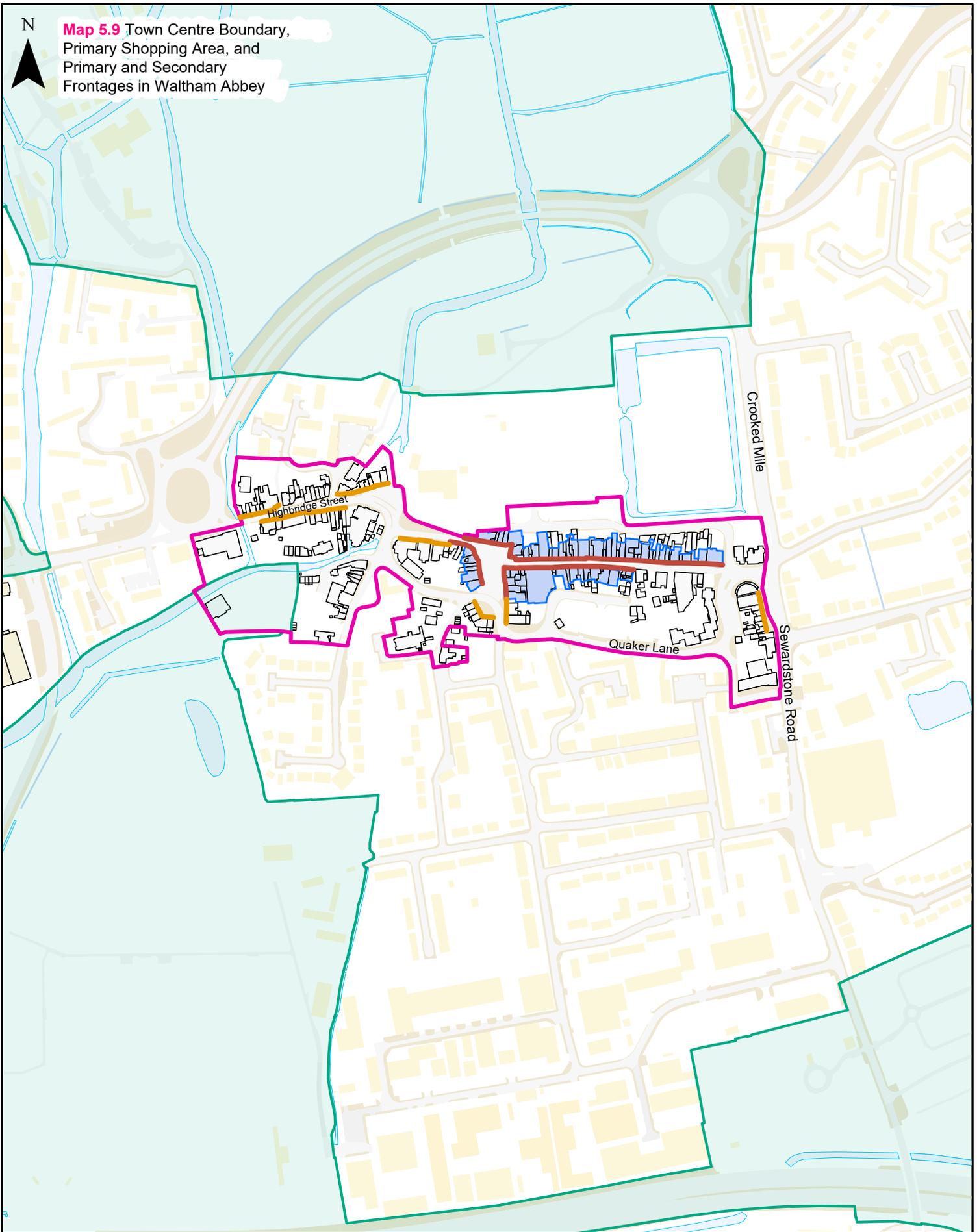
-  Residential site allocation
-  Employment site designation
-  Employment site allocation
-  Traveller site allocation
-  Residential and traveller site allocation
-  Strategic Masterplan Area
-  Concept Framework Plan Area
-  Green Belt Boundary
-  Local Green Space
-  Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations.





Map 5.9 Town Centre Boundary,
Primary Shopping Area, and
Primary and Secondary
Frontages in Waltham Abbey



Epping Forest District
Local Plan 2011-2033

Drawing No.
EFDC-DP-00106-Rev3

Date: August 2020

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Map 5.9 Town Centre Boundary,
Primary Shopping Area, and
Primary and Secondary Frontages
in Waltham Abbey

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

Legend

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

-  Proposed Secondary Frontage
-  Green Belt Boundary



Ongar

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

Vision for Ongar

Ongar will continue to thrive as a settlement, and its existing local and independent character will be retained and strengthened. Development in Ongar will contribute towards the settlement's self-sufficiency aspirations, particularly through the provision of additional local services and infrastructure. This will include measures that support alternative, sustainable modes of travel to reduce congestion and reliance on car-based travel. As a District Centre, Ongar will provide services and amenities for a wide catchment of residents and visitors. Development will seek to diversify the employment offer of the town by encouraging appropriate town centre uses. Ongar will capitalise upon its heritage and leisure assets, such as the Epping Ongar Heritage Railway and connection to the Essex Way, through the protection and enhancement of the settlement's historic environment.

Residential Sites

- 5.59 Policy SP1 sets out the number of homes to be provided in Ongar. The provision of approximately 590 homes has been informed by the aspiration for Ongar to remain self-sustaining, to ensure that sufficient homes are built to support existing services and to maximise the opportunities provided by the new secondary academy and capacity in the two primary schools.

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

- **Intensification within the existing settlement**

This strategic option will maximise opportunities to focus development in the most sustainable locations within the settlement, use previously developed land, and minimise harm to the Green Belt and wider landscape around the settlement.

- **Expansion of the settlement to the North**

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

- **Expansion of the settlement to the West**

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

- **Expansion of the settlement to the South**

Although a greater distance from existing town centre amenities, public transport and

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

community facilities, this strategic option provides opportunities for settlement expansion which minimises harm to the Green Belt and largely avoids harm to the wider landscape around the settlement.

- 5.61 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified eight sites for allocation as set out in this Policy.
- 5.62 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.
- 5.63 Planning applications for sites ONG.R1 and ONG.R2 should be accompanied by and have regard to a Concept Framework Plan (as defined in Policy SP2) which has been endorsed by the Council. The endorsed Concept Framework Plan will be taken into account as an important material consideration in the determination of any planning applications.

Sites for Traveller Accommodation

- 5.64 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Ongar.

Employment Sites

- 5.65 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.66 There is one existing employment site that has been identified in Ongar for designation in the Local Plan:
 - ONG.E1 – Essex Technology and Innovation Centre (0.28 hectares)

Infrastructure Requirements

- 5.67 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Ongar are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan

Schedule will be updated regularly to ensure it reflects current infrastructure requirements.

District Centre

- 5.68 Policy E2 identifies Ongar as a District Centre. This reflects the Council's aspiration for the centre to continue to meet local retail needs during the day and into the evening.
- 5.69 In accordance with Policy E2, the Council has designated a Primary Shopping Area and Primary and Secondary Commercial, Business, and Service Frontages.

Policy P4 Ongar

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential development:
 - i) ONG.R1 Land West of Ongar – Approximately 99 homes
 - ii) ONG.R2 Land at Bowes Field – Approximately 135 homes
 - iii) ONG.R3 - Land at Fyfield Road – Approximately 27 homes
 - iv) ONG.R4 Land North of Chelmsford Road – Approximately 163 homes
 - v) ONG.R5 – Land at Greensted Road – Approximately 107 homes
 - vi) ONG.R6 Land between Stanford Rivers Road and Brentwood Road – Approximately 33 homes
 - vii) ONG.R7 Land South of Hunters Chase and West of Brentwood Road – Approximately 17 homes
 - viii) ONG.R8 The Stag Pub – Approximately nine homes

Employment Sites

- C. In accordance with Policies SP1 and E1 the following existing site is designated for employment use:
 - i) ONG.E1 – Essex Technology and Innovation Centre

Infrastructure Requirements

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

- D. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- E. Development proposals in Ongar will be expected to deliver and/or contribute proportionately towards infrastructure items as required, including:
- i) education provision including early years, primary school and secondary school places;
 - ii) provision of health facilities;
 - iii) provision of walking and cycling facilities and linkages both within the site and to key destinations;
 - iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
 - v) highways and junction upgrades;
 - vi) Upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications where necessary; and
 - vii) improvements and provision of green and blue infrastructure assets including open space.

District Centre Uses

- F. In accordance with Policy E2, in Ongar District Centre, at least 50% of the ground floor Primary Commercial, Business, and Service Frontage and at least 45% of the ground floor Secondary Commercial, Business, and Service Frontage will be maintained in Use Class E uses.

Air Pollution

- G. The development of sites within Ongar has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing

air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

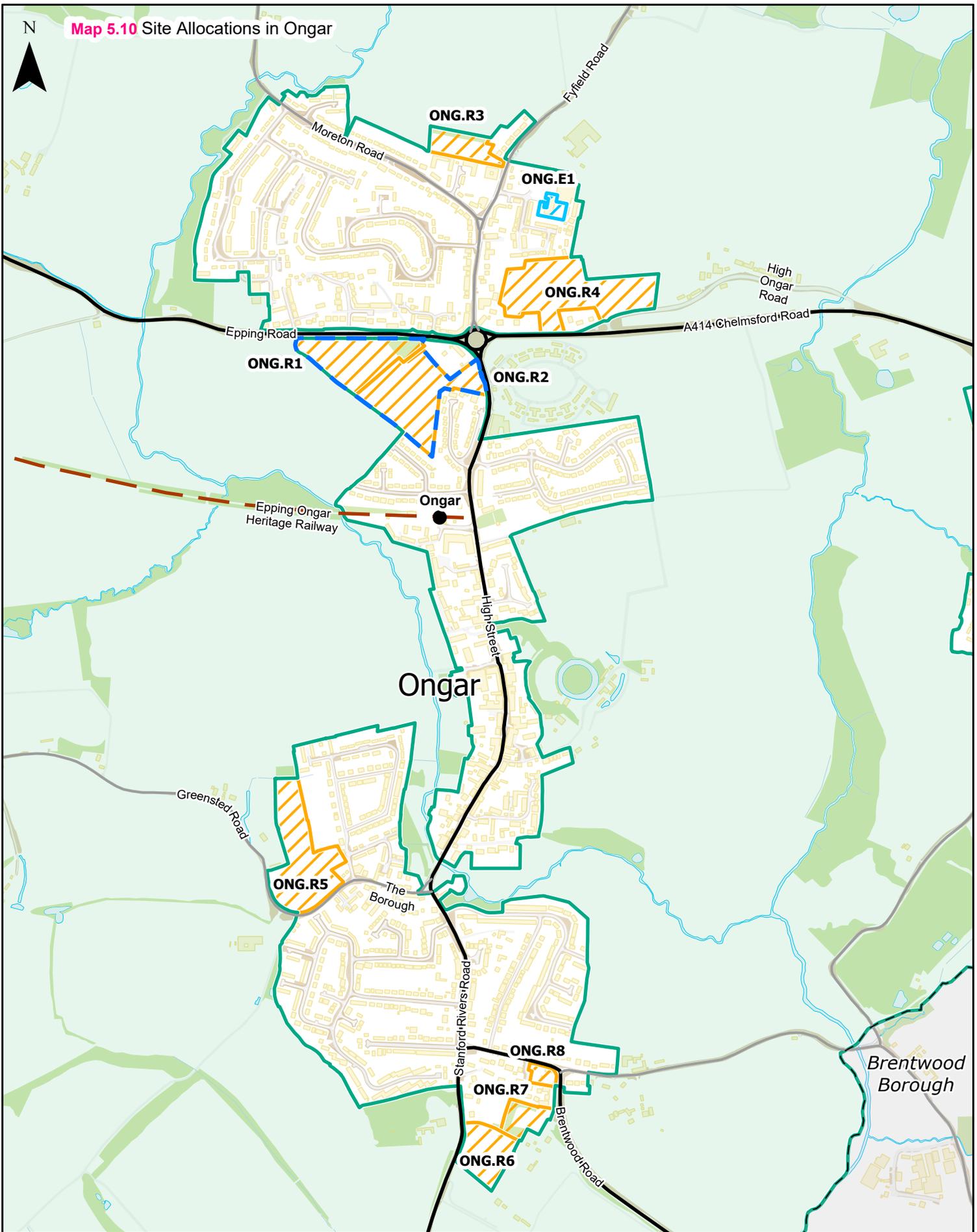
Flood Risk

- H. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

West Ongar Concept Framework

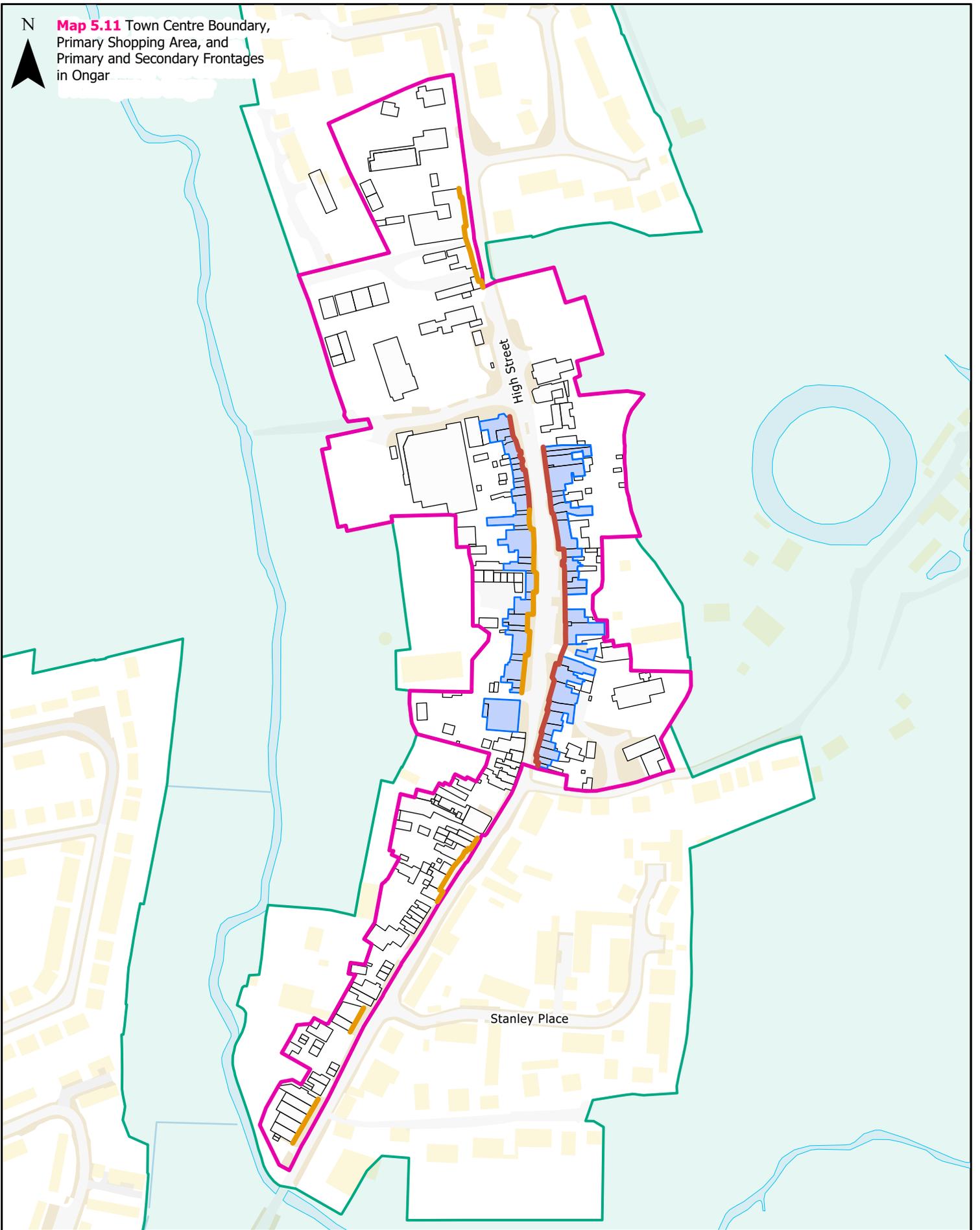
- I. In order to ensure that a comprehensive and cohesive approach is taken to the planning and delivery of certain sites and associated infrastructure, planning applications in relation to sites ONG.R1 and ONG.R2 should be accompanied by and have regard to a Concept Framework Plan, as defined in Policy SP2 which has been endorsed by the Council. The endorsed Concept Framework Plan will be taken into account as an important material consideration in the determination of any planning applications.
- J. The Concept Framework Plan relates to two site allocations. It should be produced jointly between all applicants of the site allocations subject to the Concept Framework Plan. Details of the specific requirements of the Concept Framework Plan can be found within the site specific requirements set out in Part Two of this Plan.
- K. The Concept Framework Plan and the planning applications for each site located within it should be considered and informed by the Quality Review Panel and be subject to public consultation, including in respect of the Concept Framework Plan, consultation with all those with a development interest in the defined area.

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



N

Map 5.11 Town Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Ongar



Epping Forest District
Local Plan 2011-2033

Drawing No.
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Date: August 2020

Scale: 1: 3,000 @A4

Map 5.11 Town Centre Boundary,
Primary Shopping Area, and
Primary and Secondary Frontages
in Ongar

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

Legend

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

-  Proposed Secondary Frontage
-  Green Belt Boundary



Buckhurst Hill

- 5.70 Buckhurst Hill is located in the south of the District in close proximity to Loughton. The settlement has good transport links and is connected via the Central Line to the London Underground network.
- 5.71 The settlement benefits from a District Centre that has a range of retailers, with a number of units currently in use by independent fashion and beauty-related businesses.

Vision for Buckhurst Hill

Buckhurst Hill will maintain its unique identity and separation from Loughton. It will provide services and amenities to meet the needs of its community, whilst seeking to improve connectivity between the station, Queens Road and the wider settlement.

The Village will provide various types of employment including professional services as part of a successful and prosperous high street. New opportunities for additional employment uses will be maximised.

A focus on improving sustainable transport connections will seek to maximise the good public transport accessibility.

Residential Sites

- 5.72 Policy SP1 sets out the number of homes to be provided in Buckhurst Hill. The provision of approximately 87 homes has been informed by the aspiration for Buckhurst Hill to continue to support successful retail and professional services employment whilst retaining its local feel.
- 5.73 The Council has considered the spatial options to accommodate new homes at Buckhurst Hill and concluded that there is one appropriate spatial option which comprises intensification within the existing settlement. This option provides opportunities to focus development in the most sustainable locations within the settlement, and use previously developed land.
- 5.74 Following an assessment of the suitability, availability and achievability of residential sites located within this spatial option, the Council has identified three sites for allocation, as identified in this Policy.

- 5.75 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.

Sites for Traveller Accommodation

- 5.76 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Buckhurst Hill.

Employment Sites

- 5.77 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses. There are no existing or allocated employment sites in Buckhurst Hill identified in the Local Plan.

Infrastructure Requirements

- 5.78 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Buckhurst Hill are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.

District Centre

- 5.79 Policy E2 identifies Buckhurst Hill as a District Centre. This reflects the Council's aspiration to provide the highest level of protection for Use Class E uses.
- 5.80 In accordance with Policy E2, the Council has designated a Primary Shopping Area and Primary and Secondary Commercial, Business, and Service Frontages.

Policy P5 Buckhurst Hill

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential development:
 - i) BUCK.R1 Land at Powell Road – Approximately 31 homes

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

- ii) BUCK.R2 Queens Road car park – Approximately 41 homes
- iii) BUCK.R3 Stores at Lower Queens Road – Approximately 15 new homes and re-provision of 24 homes and retail floorspace

Infrastructure Requirements

- C. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- D. Development proposals in Buckhurst Hill will be expected to deliver and/or contribute proportionately towards infrastructure items as required, including:
 - i) appropriate education provision including early years, primary school and secondary school places;
 - ii) appropriate provision of health facilities;
 - iii) provision of walking and cycling facilities, and linkages both within the site and to key destinations;
 - iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car; and
 - v) improvements and provision of green and blue infrastructure and open space throughout the settlement.

District Centre Uses

- E. In accordance with Policy E2, at least 65% of the ground floor Primary Commercial, Business and Service Frontage and at least 40% of the ground floor Secondary Commercial, Business and Service Frontage will be maintained in Use Class E uses in Buckhurst Hill District Centre.

Air Pollution

- F. The development of sites within Buckhurst Hill has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial

contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

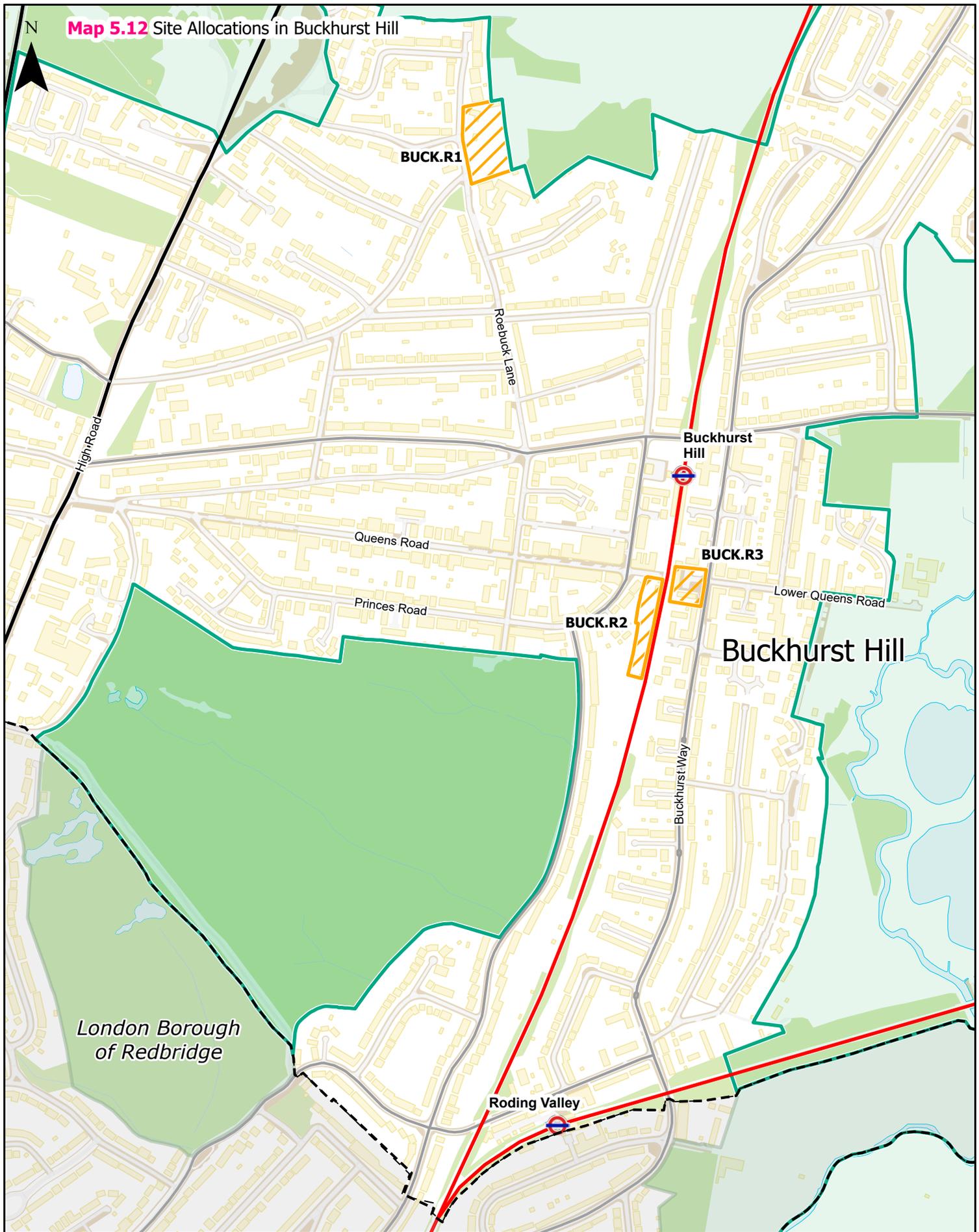
Recreational Pressure

- G. Developments within Buckhurst Hill which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

- H. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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



Map 5.12 Site Allocations in Buckhurst Hill

Epping Forest District
Local Plan
2011-2033

Drawing No.
EFDC-SP-0004-REV3

Date: September 2020

Scale: 1:8,000 @ A4

Map 5.12 Site Allocations in
Buckhurst Hill

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

Legend

-  Residential site allocation
-  Employment site designation
-  Employment site allocation
-  Mixed Use
-  Traveller site allocation
-  Residential and traveller site allocation
-  Masterplan Area
-  Concept Framework Plan Area
-  Green Belt Boundary
-  Local Green Space
-  Local Authority boundary

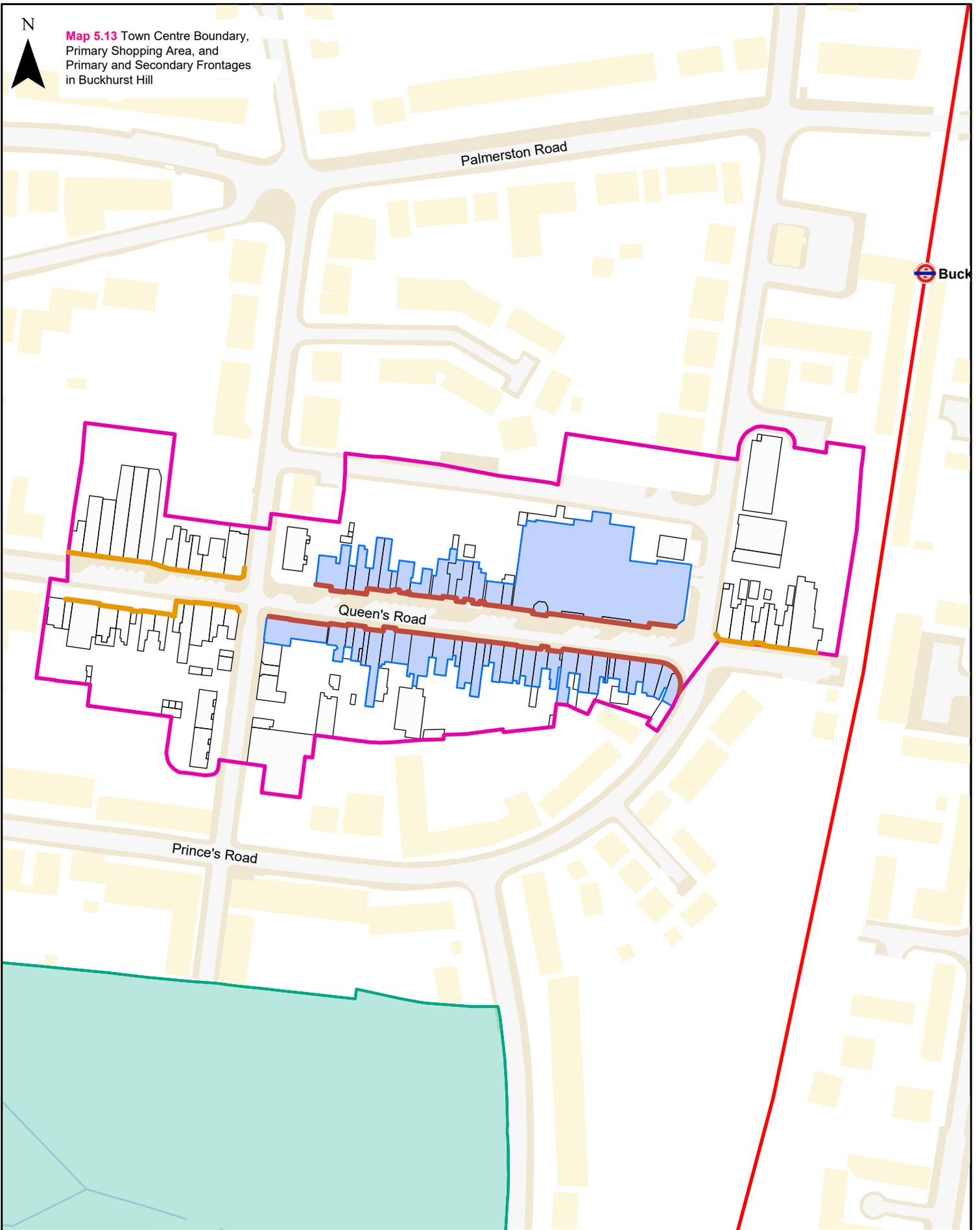
This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



N



Map 5.13 Town Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Buckhurst Hill



**Epping Forest District
Local Plan 2011-2033**

Drawing No.
EFDC-DP-00103-Rev3

Date: August 2020

Scale: 1: 2,000 @A4

Map 5.13 Town Centre Boundary,
Primary Shopping Area, and
Primary and Secondary Frontages
in Buckhurst Hill

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

Legend

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

-  Proposed Secondary Frontage
-  Green Belt Boundary



North Weald Bassett

- 5.81 North Weald Bassett is located in the centre of the District, to the North East of Epping. The village has a proud military history, mainly characterised through links to aviation at North Weald Airfield to the West.
- 5.82 The settlement is surrounded by Green Belt on all sides, and views across the Ongar Redoubt Hill are an asset to the character of the local area.
- 5.83 The Council has produced a number of studies to consider the future of North Weald Airfield. In 2014 the findings from these studies were integrated into a wider masterplan which sets out a long term vision and aspirations for the village. The proposals in the North Weald Bassett Masterplanning Study were subject to public consultation and reported to Cabinet in October 2014. The content of the Masterplanning Study has informed the proposals contained within this Policy. For the purpose of this Plan when reference is made to 'North Weald Bassett' it refers to the settlement of North Weald Bassett, recognising that the Parish encompasses North Weald Bassett Village, Thornwood and Hastingwood.

Vision for North Weald Bassett

- 5.84 The 2014 Masterplanning Study includes a section on the vision for the settlement, which summarises the valued characteristics of the settlement and potential opportunities that should be maximised through the masterplan: *"North Weald Bassett has a number of great assets including, but not limited to, the settlement's relationship with the surrounding green open space, stand-out historic buildings, a range of housing types which can support a mixed community and the heritage and current economic role of the North Weald Airfield. However, the settlement could also benefit from investment to strengthen the existing commercial centre and establish North Weald Bassett as a sustainable place in its own right with an active community life."*
- 5.85 The Council has refined the statements made in the Study to create a vision statement for the settlement. The following vision incorporates

the findings of the Masterplanning Study as well as those identified through further stakeholder engagement and evidence base documents.

Vision for North Weald Bassett

North Weald Bassett will become more self-sufficient, enabling the settlement to realise a long term future as a larger provider of employment, housing and services within the District. The distinct local character of the settlement, surrounded by greatly valued green open space, will be retained by maintaining key landscape areas to the South and promoting its rich military heritage.

Future development will be located to the northern side of the village, in line with the vision set out in the 2014 Masterplanning Study.

Aviation related uses, complemented by a mix of employment and leisure uses will be sought to boost the commercial offer and sustainability of the Airfield.

The needs of North Weald Bassett residents will be met through improved health, education, leisure and community facilities, alongside a strengthened range of shops and services that are complemented by enhanced sustainable and public transport provision.

Residential Sites

- 5.86 Policy SP1 sets out the number of homes to be provided in North Weald Bassett. The provision of a minimum of 1,050 homes has been informed by the aspirations set out in the North Weald Bassett Masterplanning Study and subsequent consultation, which identified the potential for the village to accommodate between 500 and 1,600 new homes.
- 5.87 The Council has identified five sites for allocation, as identified in this Policy.
- 5.88 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.
- 5.89 Planning applications for sites NWB.R1, NWB.R2, NWB.R3, NWB.R4 and NWB.R5 should be accompanied by a Strategic Masterplan for the North Weald Bassett Masterplan Area which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed

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

by the Council. The endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications.

Sites for Traveller Accommodation

- 5.90 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. One site has been allocated for traveller accommodation in North Weald Bassett:
- NWB.T1 Land West of Tylers Green – five pitches
- 5.91 The site allocation is within the Strategic Masterplan Area and the precise location of, and access to, site NWB.T1 will be determined through the Strategic Masterplanning process.

Employment Sites

- 5.92 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.93 There are four existing employment sites that have been identified in North Weald Bassett for designation:
- NWB.E1 – New House Farm at Vicarage Lane (0.63 hectares)
 - NWB.E2 – Tylers Green Industrial Area (1.1 hectares)
 - NWB.E3 – Weald Hall Farm and Commercial Centre (3.07 hectares)
 - NWB.E4B – Bassett Business Park and Merlin Way Industrial Estate (9.92 hectares)
- 5.94 An allocation for ten hectares of B2/B8 Use Class_(business use/general industrial/storage and warehousing)/ offices, research and development and light industrial (within Use Class E) has been made:
- NWB.E4A – North Weald Airfield
- 5.95 This site will require a Strategic Masterplan to be produced.

Infrastructure Requirements

- 5.96 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The

infrastructure needs for North Weald Bassett are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.

Village Centre

- 5.97 The North Weald Bassett Masterplanning Study identified the delivery of an improved centre and new smaller second centre at Tylers Green to support the proposed residential and employment development in the village. The Council will require new retail provision to be incorporated into planning proposals which support the delivery of the North Weald Bassett Masterplan. Any new retail development should accord with the requirements of Policy E2.

Sustainable Transport Choices

- 5.98 A key element to supporting the vision for North Weald Bassett is to ensure that new development provides opportunities to access jobs, services, education and leisure opportunities through walking, cycling and public transport. Measures should provide viable alternatives to single occupancy private car use, and prevent the establishment of unsustainable travel behaviour. This will include the co-ordinated provision of safe and convenient sustainable routes to key destinations within, between and beyond the Masterplan Areas, and maximising opportunities for existing residents in North Weald Bassett to benefit from new opportunities without having to use their cars. In doing so it is recognised that sustainable access to Epping London Underground Station will continue to be needed and that the more strategic focus for employment and service provision within Harlow should be recognised and reflected in the detailed sustainable transport infrastructure planning for North Weald Bassett. As well as the interventions identified more innovative sustainable solutions will be sought and the two Masterplan Areas should be considered together to develop co-ordinated sustainable transport proposals.

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

Policy P6 North Weald Bassett

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential development:
- i) NWB.R1 Land West of Tylers Green, NWB.R2 Land at Tylers Farm, NWB.R3 Land South of Vicarage Lane, NWB.R4 Land at Chase Farm and NWB.R5 Land at The Acorns, Chase Farm – A minimum of 1,050 homes.

Employment Sites

- C. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:
- i) NWB.E1 – New House Farm, Vicarage Lane
 - ii) NWB.E2 – Tylers Green Industrial Estate
 - iii) NWB.E3 – Weald Hall Farm and Commercial Centre
 - iv) NWB.E4B – Bassett Business Park and Merlin Way Industrial Estate
- D. In accordance with Policies SP1 and E1 the following site is allocated for B2/B8 Use Class/ offices, research and development and light industrial (within Use Class E) employment uses:
- i) NWB.E4A – North Weald Airfield

Traveller Sites

- E. In accordance with Policies SP1 and H4 the following site is allocated for traveller accommodation:
- i) NWB.T1 Land West of Tylers Green – five pitches

Sustainable Transport Choices

- F. In accordance with Policy T1, all development proposals must demonstrate how they will respond to the need to make provision for, and improve and promote use of existing cycling and walking networks and access to passenger transport services. The Strategic Masterplans for North Weald Bassett and North Weald Airfield must incorporate measures to promote and encourage the use of sustainable methods of transportation and

provide viable alternatives to private car use. Such measures are to be planned in consultation with Essex County Council (and relevant passenger transport providers) through the production of the Strategic Masterplans. The measures should provide for, and encourage, more sustainable travel patterns by contributing toward integrated walking and cycling, and public transport connectivity to the wider areas, including Epping and Harlow. The proposed measures need to be underpinned by feasibility evidence that demonstrates the delivery of modal shift away from single occupancy private car use by way of sustainable travel measures.

Infrastructure Requirements

- G. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- H. Development proposals in North Weald Bassett will be expected to deliver and/or contribute proportionately towards infrastructure items as required, including:
- i) appropriate education provision including early years, primary school and secondary school places;
 - ii) appropriate provision of health facilities;
 - iii) the provision of walking and cycling facilities, providing linkages both within the site and to key destinations;
 - iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
 - v) highways and junction upgrades;
 - vi) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications where necessary; and
 - vii) improvements and provision of green and blue infrastructure and open space throughout the settlement.

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

Air Pollution

I. The development of sites within North Weald Bassett has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Recreational Pressure

J. Developments within North Weald Bassett which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

K. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

North Weald Bassett Masterplan Area

L. Planning applications for sites NWB.R1, NWB.R2, NWB.R3, NWB.R4 and NWB.R5, NWB.T1 should be accompanied by a Strategic Masterplan for the North Weald Bassett Masterplan Area which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed by the Council. The endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications.

M. In addition to the requirements set out above, the Strategic Masterplan must make provision for:

- i) a minimum of 1,050 homes and five traveller pitches;
- ii) a local centre including, retail, community, and appropriate provision of health facilities;
- iii) addressing surface water flooding;
- iv) education provision including early years, primary school and secondary school places;
- v) adequate levels of public open space to be provided on the site;
- vi) a Suitable Alternative Natural Greenspace, the location of which will be determined through the Strategic Masterplanning process;
- vii) preserving or enhancing the special architectural or historic interest of the Grade II Listed Buildings at Bluemans Farm/Tyler's Farmhouse and their settings;
- viii) new and improved Public Rights of Way and cycle linkages with the surrounding area including East to West connectivity between the two Masterplan Areas;
- ix) careful design and layout to ensure that where sensitive land uses are proposed near the intermediate High Pressure Gas Pipeline they accord with the requirements set out in the HSE's Land Use Planning Methodology;
- x) the need to upgrade/widen the existing Vicarage Lane West access in order to ensure a safe access point which has sufficient capacity for the development it serves;
- xi) the continued protection of those trees benefitting from a Tree Preservation Order, and other identified Veteran Trees; and
- xii) strengthening of the existing field boundary along the Western edge of the Strategic Masterplan Area to form the defensible boundary to the Green Belt.

N. The Strategic Masterplan and subsequent applications should be considered and informed by the Quality Review Panel and be subject to public consultation, including in

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

respect of Masterplans, consultation with all those with a development interest in the defined area.

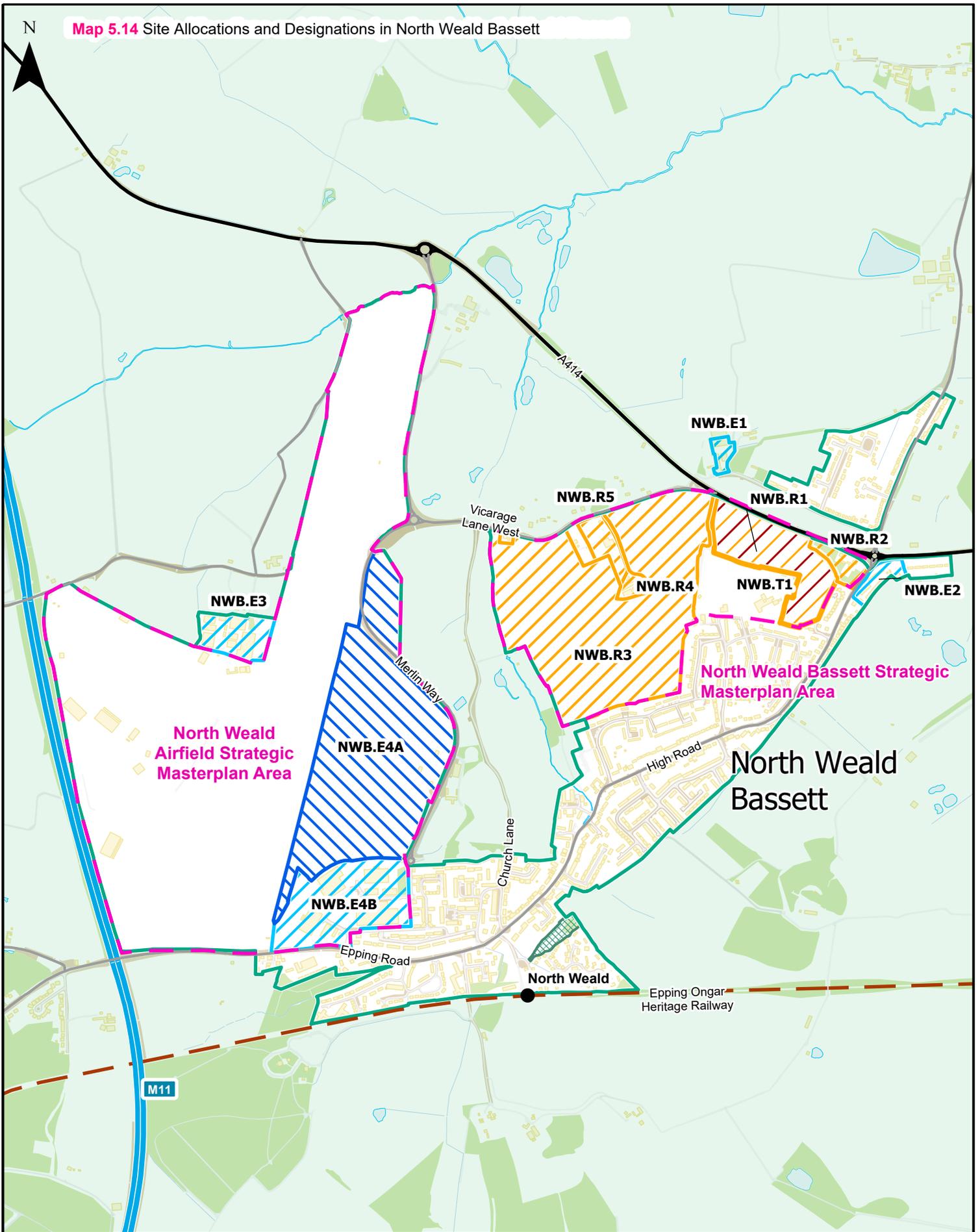
North Weald Airfield Masterplan

- O. Planning applications at North Weald Airfield should be accompanied by a Masterplan for the North Weald Airfield which demonstrates that the development requirements set out in this Policy have been accommodated and which has been endorsed by the Council. The endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications.
- P. In addition to the requirements set out in parts A-K the Strategic Masterplan must make provision for:
- i) community uses to the East of the main runway;
 - ii) retention and expansion of aviation uses to the West of the main runway;
 - iii) approximately ten hectares of additional employment land of B2, B8 offices, research and development and light industrial (within Use Class E) uses to the East;
 - iv) a new access from Epping Road to service the West of the site;
 - v) preserving or enhancing the special architectural or historic interest of the Grade II listed Control Tower and its setting;
 - vi) a Suitable Alternative Natural Greenspace, the location of which will be determined through the Strategic Masterplanning process; and
 - vii) new and improved Public Rights of Way and cycle linkages with the surrounding area including East to West connectivity between the two Masterplan Areas.
- Q. The Strategic Masterplan and subsequent applications should be considered and informed by the Quality Review Panel and be subject to public consultation, including in respect of Masterplans, consultation with all those with a development interest in the defined area.

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

N

Map 5.14 Site Allocations and Designations in North Weald Bassett



Epping Forest District Local Plan 2011-2033

Drawing No. EFDC-SP-0004-REV3

Date: February 2023

Scale: 1:16,000 @ A4

Map 5.14 Site Allocations and Designations in North Weald Bassett

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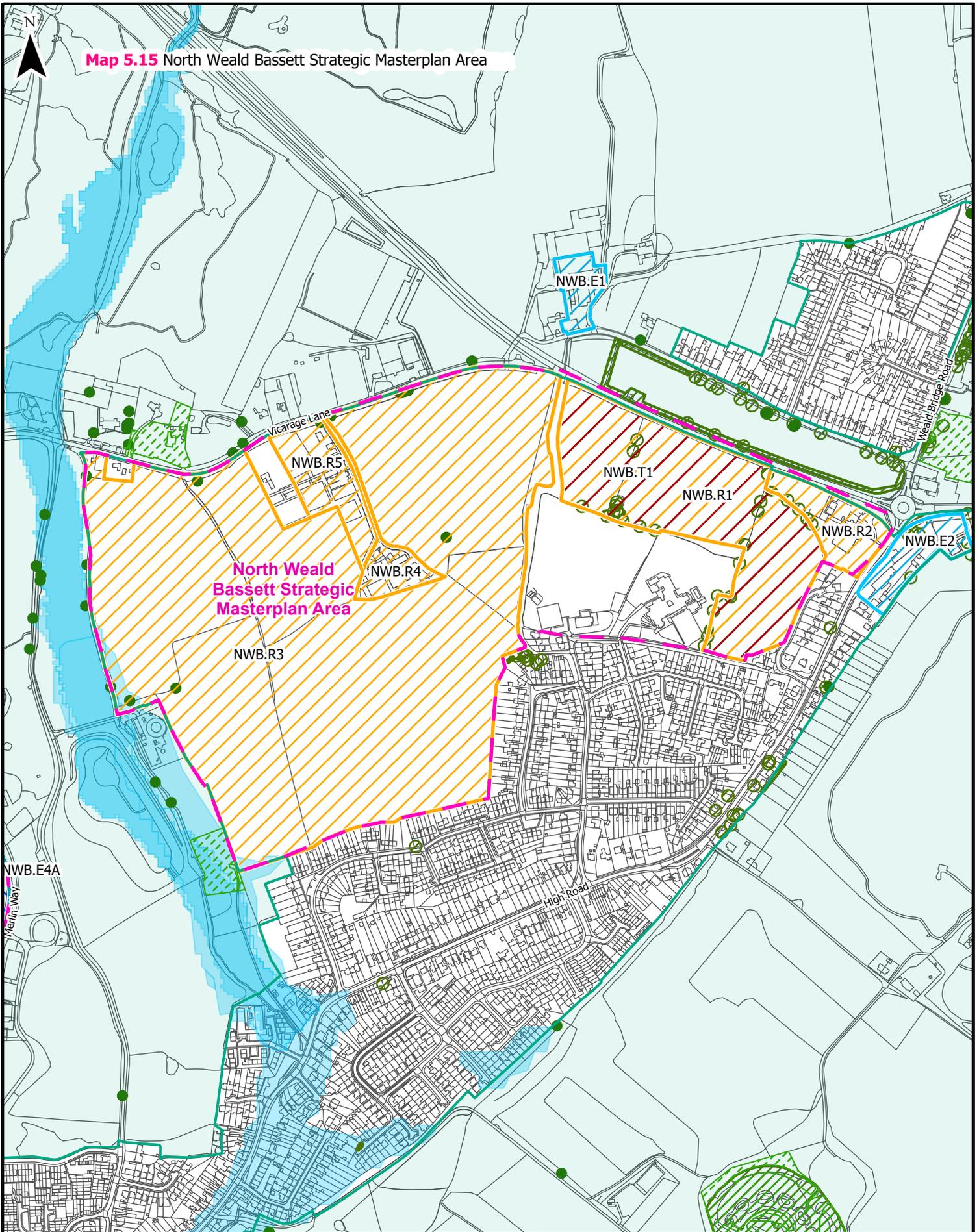
Legend

-  Residential site allocation
-  Employment site designation
-  Employment site allocation
-  Mixed Use
-  Traveller site allocation
-  Residential and traveller site allocation
-  Masterplan Area
-  Concept Framework Plan Area
-  Green Belt Boundary
-  Local Green Space
-  Local Authority boundary

This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



Map 5.15 North Weald Bassett Strategic Masterplan Area



Epping Forest District
Local Plan
2011-2033

Map 5.15

Date: August 2020

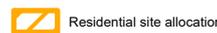
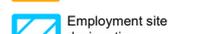
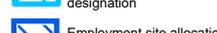
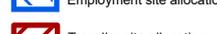
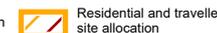
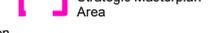
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North Weald Bassett
Strategic Masterplan Area

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

Legend

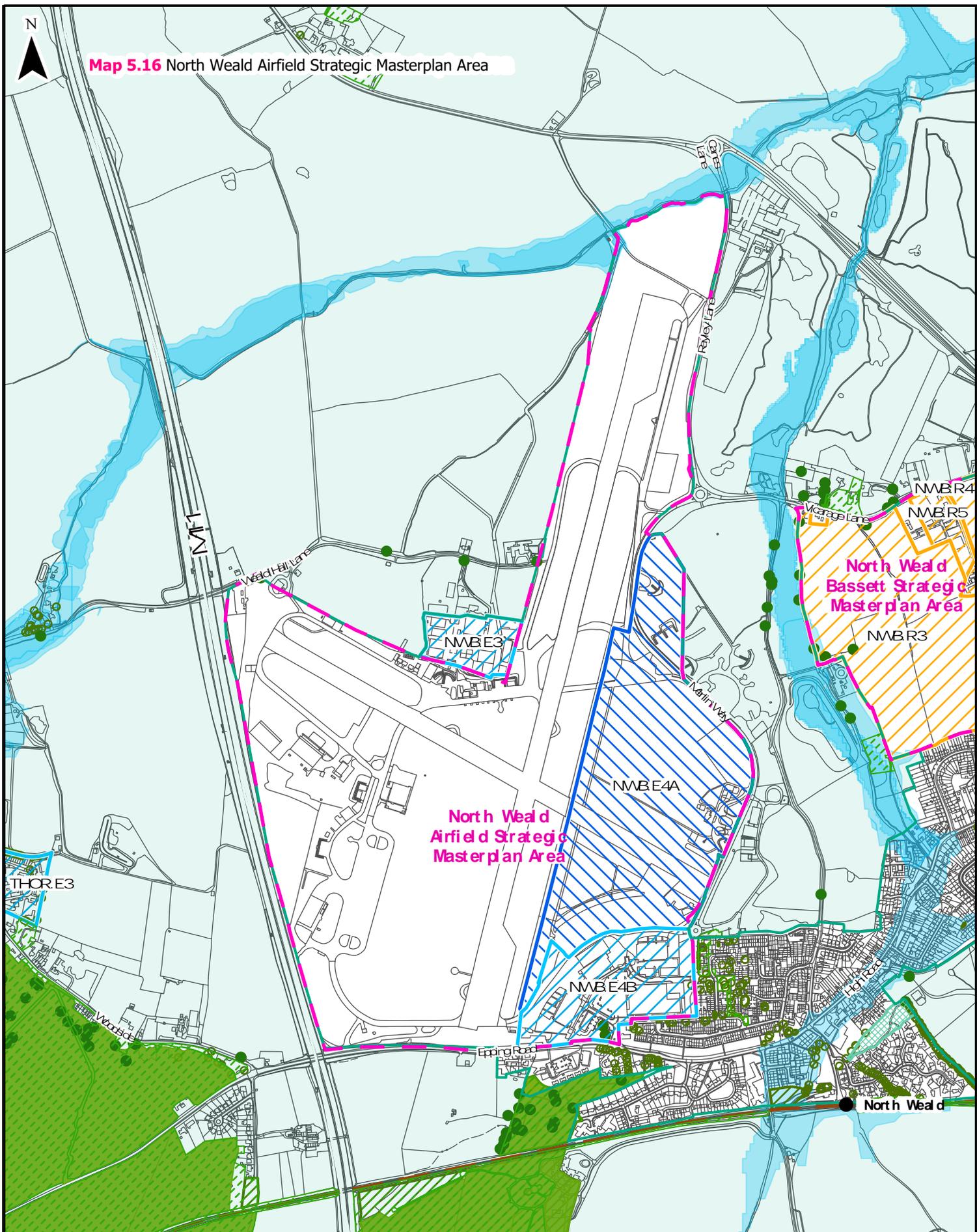
-  Residential site allocation
-  Employment site designation
-  Employment site allocation
-  Traveller site allocation
-  Residential and traveller site allocation
-  Strategic Masterplan Area
-  Concept Framework Plan Area
-  Green Belt Boundary
-  Local Green Space
-  Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations.





Map 5.16 North Weald Airfield Strategic Masterplan Area



Epping Forest District Local Plan 2011-2033

Map 5.16

Date: August 2020

1:12,500 @ A4

North Weald Airfield Strategic Masterplan Area

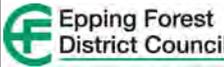
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The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

Legend

- Residential site allocation
- Employment site designation
- Employment site allocation
- Traveller site allocation
- Residential and traveller site allocation
- Strategic Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- Local Green Space
- Local Authority boundary

This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations.



Chigwell

5.99 Chigwell is located in the South of the District and comprises three relatively distinct areas: the original historic village and retail area of Brook Parade, the Grange Hill and Limes Farm area, and Chigwell Row. The settlement has a rural and historic character, and is surrounded by Green Belt.

Vision for Chigwell

Chigwell will provide a range of services and infrastructure to support new and existing communities through the allocation of small and medium sized sites to meet local housing needs. Key priorities for infrastructure in the Village are sustainable transport, health care and education.

The distinctive communities of Chigwell Village, Grange Hill and Chigwell Row will be celebrated.

A focus on brownfield sites and sustainable Green Belt release will ensure the existing visual identity of the settlement is maintained whilst providing future homes. In particular the important gap between Chigwell Row and Hainault will be protected. Care will be taken to maintain the gap between Chigwell and Woodford to the West, whilst the gap with Loughton and Debden will also be retained.

Future development will preserve and enhance the rural and historic character of the Village, and new development will support new and diverse employment opportunities.

Residential Sites

5.100 Policy SP1 sets out the number of homes to be provided in Chigwell. The provision of approximately 206 homes has been informed by the aspiration for Chigwell to support predominantly small-scale development to meet a wide variety of local housing needs, whilst retaining and enhancing the character of the distinctive communities which make up the settlement.

5.101 The Council has considered the spatial options to accommodate new homes at Chigwell and concluded that the most appropriate spatial options are:

- **Intensification within the existing settlement**

Focussing development within the existing settlement boundary will be less harmful to the Green Belt. This strategic option maximises opportunities to focus development in the most sustainable locations within the settlement, uses previously developed land, and minimises any harm to the wider landscape around the settlement.

- **Expansion of the settlement to the North East**

This strategic option provides a natural extension to the settlement, promoting settlement rounding, and is the least harmful to the Green Belt relative to the other strategic options for expansion. Whilst this strategic option is sensitive to change in landscape terms, this harm can be mitigated or avoided through the careful siting of development and design.

- **Intensification of Chigwell Row settlement**

This strategic option lies predominantly within the existing settlement boundary and would be less harmful to the Green Belt relative to other strategic options identified around the settlement. This strategic option is also less sensitive to change in landscape terms.

5.102 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified six sites for allocation as set out in this Policy.

5.103 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.

Sites for Traveller Accommodation

5.104 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Chigwell.

Employment Sites

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

- 5.105 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.106 There are no existing employment site designations or new employment site allocations in Chigwell identified in the Local Plan.

Infrastructure Requirements

- 5.107 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Chigwell are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements. The provision of new community facilities, including a Community Hub to act as a focal point for the settlement, will be encouraged and supported as set out in Policy D4. However, other options may be appropriate, including the utilisation and improvement of existing facilities.

Policy P7 Chigwell

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential development:
- i) CHIG.R4 Land Between Froghall Lane and Railway Line – Approximately 105 specialist homes
 - ii) CHIG.R5 Land at Chigwell Nurseries – Approximately 65 homes
 - iii) CHIG.R8 Land at Fencepiece Road – Approximately six homes
 - iv) CHIG.R9 Land at Grange Court – Approximately eight homes
 - v) CHIG.R10 The Maypole – Approximately 11 homes
 - vi) CHIG.R11 Land at Hainault Road – Approximately 11 homes

Infrastructure Requirements

- C. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- D. Development proposals in Chigwell will be expected to deliver and/or contribute proportionately towards infrastructure items including:
- i) appropriate education provision including early years, primary school and secondary school places;
 - ii) appropriate provision of health facilities;
 - iii) provision of walking and cycling facilities, and linkages both within the site and to key destinations;
 - iv) Enhancements to public transport provision or other initiatives which reduce the need to travel by car;
 - v) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications where necessary; and
 - vi) improvements and provision of green and blue infrastructure assets including open space.

Air Pollution

- E. The development of sites within Chigwell has the potential to produce air pollution that could impact air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Recreational Pressure

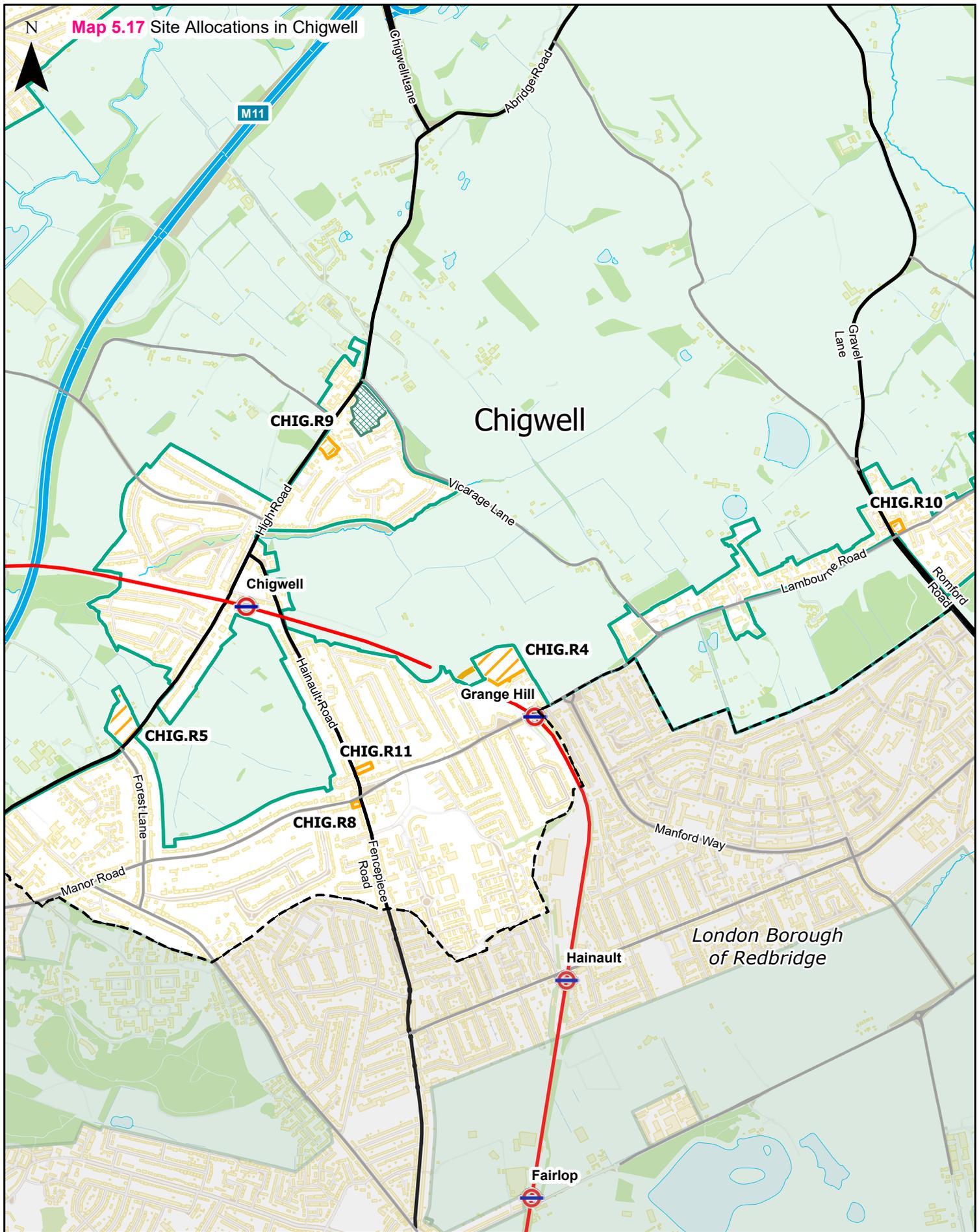
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

- F. Developments within Chigwell which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

- G. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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



Epping Forest District
Local Plan
2011-2033

Drawing No.
EFDC-SP-0004-REV3

Date: September 2020

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Map 5.17 Site Allocations and Designations in Chigwell

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

Legend

- Residential site allocation
- Employment site designation
- Employment site allocation
- Mixed Use
- Traveller site allocation
- Residential and traveller site allocation
- Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- Local Green Space
- Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



Theydon Bois

- 5.108 Lying to the North of Loughton and South West of Epping, Theydon Bois is a village with a strong rural feel.
- 5.109 The settlement benefits from an attractive parade of shops offering local convenience retail, whilst a station on the London Underground network provides a direct link with London.
- 5.110 The village operates a unique ‘dark skies’ policy (i.e. no street lighting), which has traditionally been supported by the majority of residents.

Vision for Theydon Bois

Theydon Bois will continue to maintain its local feel and character and preserve its rural setting, adjacent to the Epping Forest, whilst providing a mix of housing, key local services and high quality independent retail. Theydon Bois will also enhance its leisure facilities and social infrastructure to support existing and future residents.

Residential Sites

- 5.111 Policy SP1 sets out the number of homes to be provided in Theydon Bois. The provision of approximately 57 homes has been informed by the aspiration for Theydon Bois to maintain its local feel and character.
- 5.112 The Council considered the spatial options to accommodate new homes at Theydon Bois and concluded that there is one appropriate spatial option which comprises intensification within the existing settlement with a small expansion to the North. This option provides opportunities to focus development in the most sustainable locations within the settlement, to use previously developed land, and will minimise any harm to the wider landscape and Green Belt around the settlement. The limited Northern expansion provides a natural extension to the settlement and is the least harmful to the Green Belt.
- 5.113 Following an assessment of the suitability, availability and achievability of residential sites located within this spatial option, the Council has identified three sites for allocation as set out in this Policy.

- 5.114 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.

Sites for Traveller Accommodation

- 5.115 Policies SP1 and H4 set out the Council’s approach to traveller sites within the District. There are no allocations for traveller accommodation in Theydon Bois.

Employment Sites

- 5.116 Policies SP1 and E1 set out the Council’s approach to identifying sites for employment uses.
- 5.117 There are no existing employment site designations or new employment site allocations in Theydon Bois identified in the Local Plan.

Infrastructure Requirements

- 5.118 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Theydon Bois are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.

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

Policy P8 Theydon Bois

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan

Residential Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential development:
- i) THYB.R1 Land at Forest Drive – Approximately 39 homes
 - ii) THYB.R2 Theydon Bois London Underground Station Car Park – Approximately 12 homes
 - iii) THYB.R3 Land at Coppice Row – Approximately six homes

Infrastructure Requirements

- C. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- D. Development proposals in Theydon Bois will be expected to deliver and/or contribute proportionately towards infrastructure items including:
- i) highways and junction upgrades;
 - ii) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications;
 - iii) improvements and provision of green and blue infrastructure assets including open space;
 - iv) appropriate education provision including early years, primary school and secondary school places;
 - v) provision of walking and cycling facilities, and linkages both within the site and to key destinations;
 - vi) enhancements to public transport provision or other initiatives which reduce the need to travel by car; and
 - vii) appropriate provision of health facilities.

Air Pollution

- E. The development of sites within Theydon Bois has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

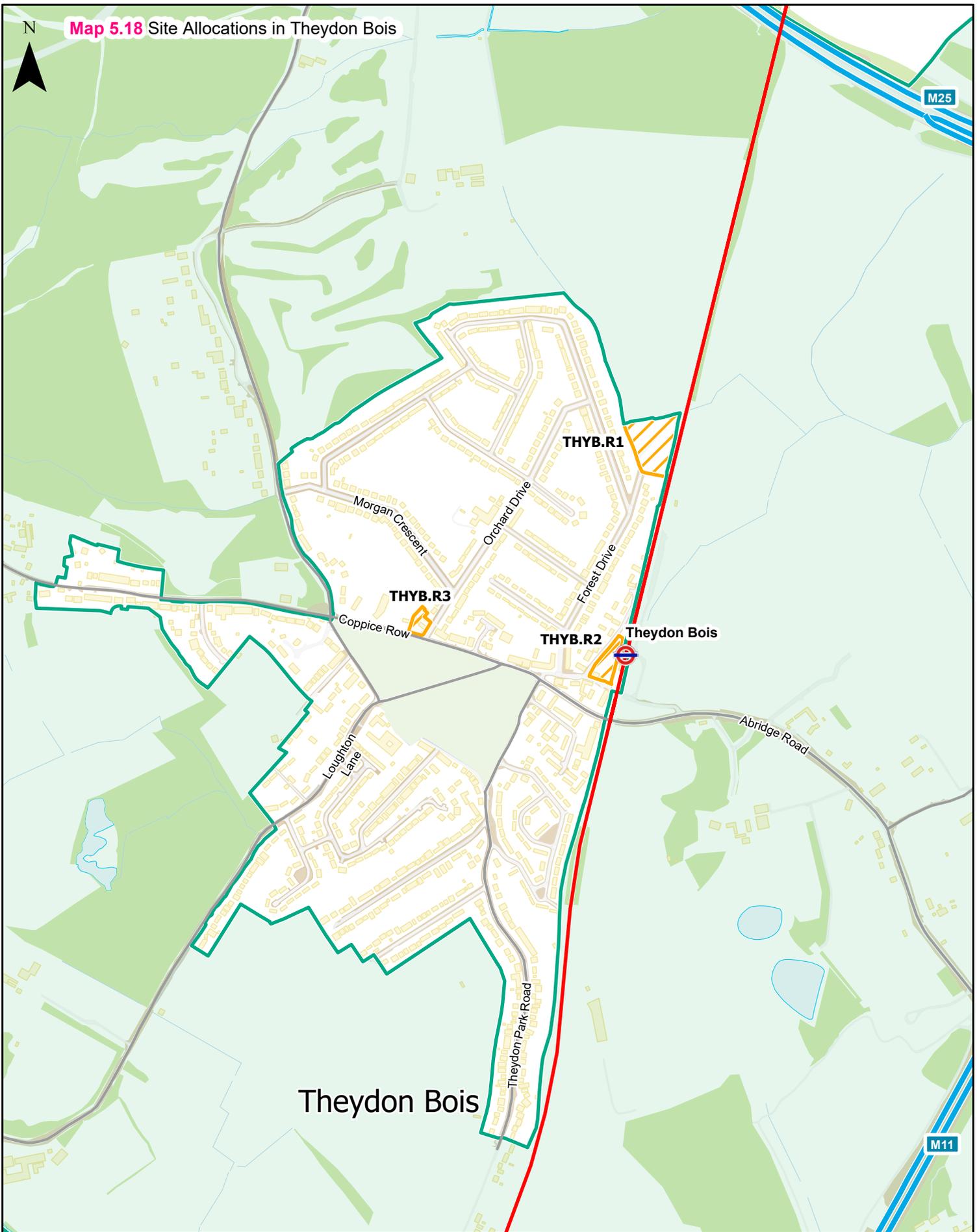
Recreational Pressure

- F. Developments within Theydon Bois which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

- G. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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



Map 5.18 Site Allocations in Theydon Bois

Theydon Bois

**Epping Forest District
Local Plan
2011-2033**

Drawing No.
EFDC-SP-0004-REV3

Date: September 2020

Scale: 1:10,000 @ A4

**Map 5.18 Site Allocations
and Designations in Theydon
Bois**

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

Legend

- Residential site allocation
- Employment site designation
- Employment site allocation
- Mixed Use
- Traveller site allocation
- Residential and traveller site allocation
- Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- Local Green Space
- Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



Roydon

- 5.119 Roydon is a village in the North West of the District. It has a distinctive character and heritage, including a number of Listed Buildings and a Conservation Area in the centre of the settlement.
- 5.120 The village is served by a mainline railway station, connecting Roydon to Harlow, London and beyond. It is located in close proximity to the Lee Valley Regional Park which provides a range of opportunities for residents.

Vision for Roydon

Roydon will maintain its rural and local character, with sensitive design aimed at preserving the historic character of the Village. Site allocations will focus on maintaining the existing settlement pattern and ensure the continued preservation of important Green Belt, preventing coalescence between Roydon and Harlow Town. Roydon will continue to serve the convenience needs of the local community.

The village will build upon its key strengths; the mainline railway station, the historic church, Marina Village and surrounding Lee Valley Regional Park. Links to the Lee Valley Regional Park will be improved, with impacts of recreational pressure minimised. The glasshouse industry located within the wider parish area will be supported and will continue to thrive by adapting to future challenges.

Residential Sites

- 5.121 Policy SP1 sets out the number of homes to be provided in Roydon. The provision of approximately 48 homes has been informed by the aspiration for Roydon to maintain its existing character and local feel.
- 5.122 The Council has considered the spatial options to accommodate new homes at Roydon and concluded that there is one suitable spatial option which comprises intensification within the existing settlement with small expansions to the South, East and West. This option provides natural extensions to the settlement and would be less harmful to the Green Belt relative to the other strategic options in the settlement. This strategic option would maximise opportunities to focus development in the most sustainable

locations in close proximity to existing village centre amenities, public transport services (including Roydon railway station) and community facilities, and to use previously developed land within the settlement. This strategic option minimises harm by limiting the scale of outward growth into the wider landscape and it will be possible to further limit harm to the landscape by incorporating sensitive design which responds to the characteristics of the landscape.

- 5.123 Following an assessment of the suitability, availability and achievability of residential sites located within this spatial option, the Council has identified three sites for allocation as set out in this Policy.
- 5.124 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.

Sites for Traveller Accommodation

- 5.125 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation within Roydon village although there are two allocations within the parish, as set out in Policy P14.

Employment Sites

- 5.126 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.127 There are no existing employment site designations or new employment site allocations in Roydon identified in the Local Plan.

Infrastructure Requirements

- 5.128 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Roydon are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements. This includes the opportunity to improve links between the settlement of Roydon and the Lee

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

Valley Regional Park and to support pedestrian and cycling access into the Park from Roydon Railway Station.

Policy P9 Roydon

- A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

- B. In accordance with Policy SP1 the following sites are allocated for residential development:
- i) ROYD.R1 The Old Coal Yard – Approximately seven homes
 - ii) ROYD.R2 Land at Kingsmead School – Approximately 21 homes
 - iii) ROYD.R4 Land at Parklands Nursery – Approximately 20 homes

Infrastructure Requirements

- C. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- D. Development proposals in Roydon will be expected to deliver and/or contribute proportionately towards infrastructure items including:
- i) appropriate education provision including early years, primary school and secondary school places;
 - ii) appropriate provision of health facilities;
 - iii) provision of walking and cycling facilities, providing linkages both within the site and to key destinations, including to the Lee Valley Regional park;
 - iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car; and
 - v) improvements and provision of green and blue infrastructure and open space throughout the settlement.

Flood Risk

- E. Except for essential infrastructure and water compatible developments, no built

development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

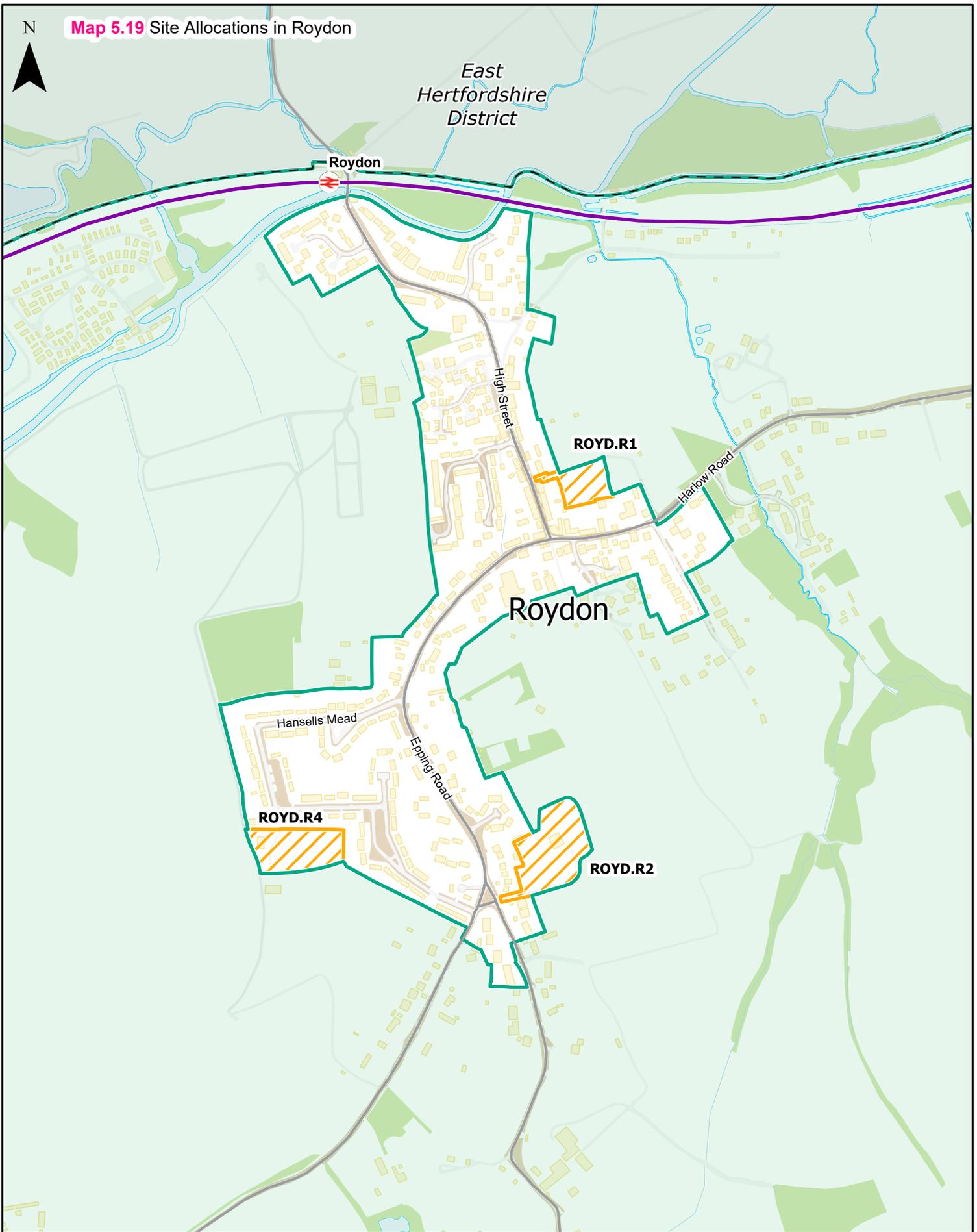
Air Pollution

- F. The development of sites within Roydon has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

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

N

Map 5.19 Site Allocations in Roydon



Epping Forest District
Local Plan
2011-2033

Drawing No.
EFDC-SP-0004-REV3

Date: September 2020

Scale: 1:8,000 @ A4

Map 5.19 Site Allocations
and Designations in Roydon

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

Legend

- Residential site allocation
- Employment site designation
- Employment site allocation
- Mixed Use
- Traveller site allocation
- Residential and traveller site allocation
- Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- Local Green Space
- Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



Nazeing

- 5.129 Nazeing is a village with a strong rural character in the North West of the District. The settlement benefits from a historic core, protected by its Conservation Area status.
- 5.130 The village has strong links with the glasshouse industry, the future of which is important to the settlement.

Vision for Nazeing

Nazeing will maintain its rural character through sustainable infill, minimising Green Belt and landscape impact whilst reinforcing the settlement pattern with a new community centre acting as a focal point for the settlement. The village will continue to support a thriving agricultural and horticultural economic base supported by the glasshouse industry. Opportunities will be sought to improve the highway network in order to ease congestion. Links to the Lee Valley Regional Park will be improved.

Residential Sites

- 5.131 Policy SP1 sets out the number of homes to be provided in Nazeing. The provision of approximately 118 homes has been informed by the aspiration for Nazeing to function as a small centre which is able to support the needs of the local community.
- 5.132 The Council considered the spatial options to accommodate new homes at Nazeing and concluded that the most appropriate spatial options are:
- **Expansion of the settlement to the South**
This strategic option will cause less harm to the Green Belt than other strategic options and is located close to existing community and village centre amenities.
 - **North Eastern expansion**
This strategic option is less harmful to the Green Belt than other strategic options.
- 5.133 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified four sites for allocation as set out in this Policy.
- 5.134 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.
- 5.135 Planning applications for sites NAZE.R1, NAZE.R3 and NAZE.R4 should be accompanied by and have regard to a Concept Framework Plan (as defined in Policy SP2) which has been endorsed by the Council. The endorsed Concept Framework Plan will be taken into account as an important material consideration in the determination of any planning applications.

Sites for Traveller Accommodation

- 5.136 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Nazeing.

Employment Sites

- 5.137 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.138 There are seven existing employment sites that have been identified in Nazeing for designation:
- NAZE.E1 – The Old Waterworks (2.15 hectares)
 - NAZE.E2 – Land West of Sedge Green (0.84 hectares)
 - NAZE.E3 – Bridge Works and Glassworks, Nazeing New Road (2.13 hectares)
 - NAZE.E4 – Hillgrove Business Park (3.85 hectares)
 - NAZE.E5 – Birchwood Industrial Estate (2.88 hectares)
 - NAZE.E6 – Millbrook Business Park (0.68 hectares)
 - NAZE.E7 – Land at Winston Farm (0.63 hectares)
- 5.139 In accordance with Policy E3, the Council will support the local glasshouse industry and encourage the local consumption of produce grown within the District.

Infrastructure Requirements

- 5.140 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment

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

development across the District. The infrastructure needs for Nazeing are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements. This includes the opportunity to improve links between the settlement of Nazeing and the Lee Valley Regional Park, particularly access to the Park for cyclists. The provision of a new community centre to act as a focal point for the settlement will be encouraged and supported, as set out in Policy D4. However other options may be appropriate to meet the demand, including the utilisation and improvement of existing facilities.

Policy P10 Nazeing

A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

B. In accordance with Policy SP1 the following sites are allocated for residential development:

- i) NAZE.R1 Land at St Leonards Road – Approximately 33 homes
- ii) NAZE.R2 The Fencing Centre, Pecks Hill – Approximately 25 homes
- iii) NAZE.R3 Land to the rear of Pound Close – Approximately 39 homes
- iv) NAZE.R4 Land at St Leonards Farm – Approximately 21 homes

Employment Sites

C. There are no new employment site allocations in Nazeing. In accordance with Policy E1 the following existing sites are designated for employment uses:

- i) NAZE.E1 – The Old Waterworks
- ii) NAZE.E2 – Land West of Sedge Green
- iii) NAZE.E3 – Bridge Works and Glassworks, Nazeing New Road
- iv) NAZE.E4 – Hillgrove Business Park
- v) NAZE.E5 – Birchwood Industrial Estate
- vi) NAZE.E6 – Millbrook Business Park
- vii) NAZE.E7 – Land at Winston Farm

Infrastructure Requirements

D. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.

E. Development proposals in Nazeing will be expected to deliver and/or contribute proportionately towards infrastructure items, including:

- i) appropriate education provision including early years, primary school and secondary school places;
- ii) appropriate provision of health facilities;
- iii) provision of walking and cycling facilities, and linkages both within the site and to key destinations, including to the Lee Valley Regional Park;
- iv) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
- v) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications where necessary; and
- vi) improvements and provision of green and blue infrastructure and open space throughout the settlement.

Air Pollution

F. The development of sites within Nazeing has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Flood Risk

G. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be

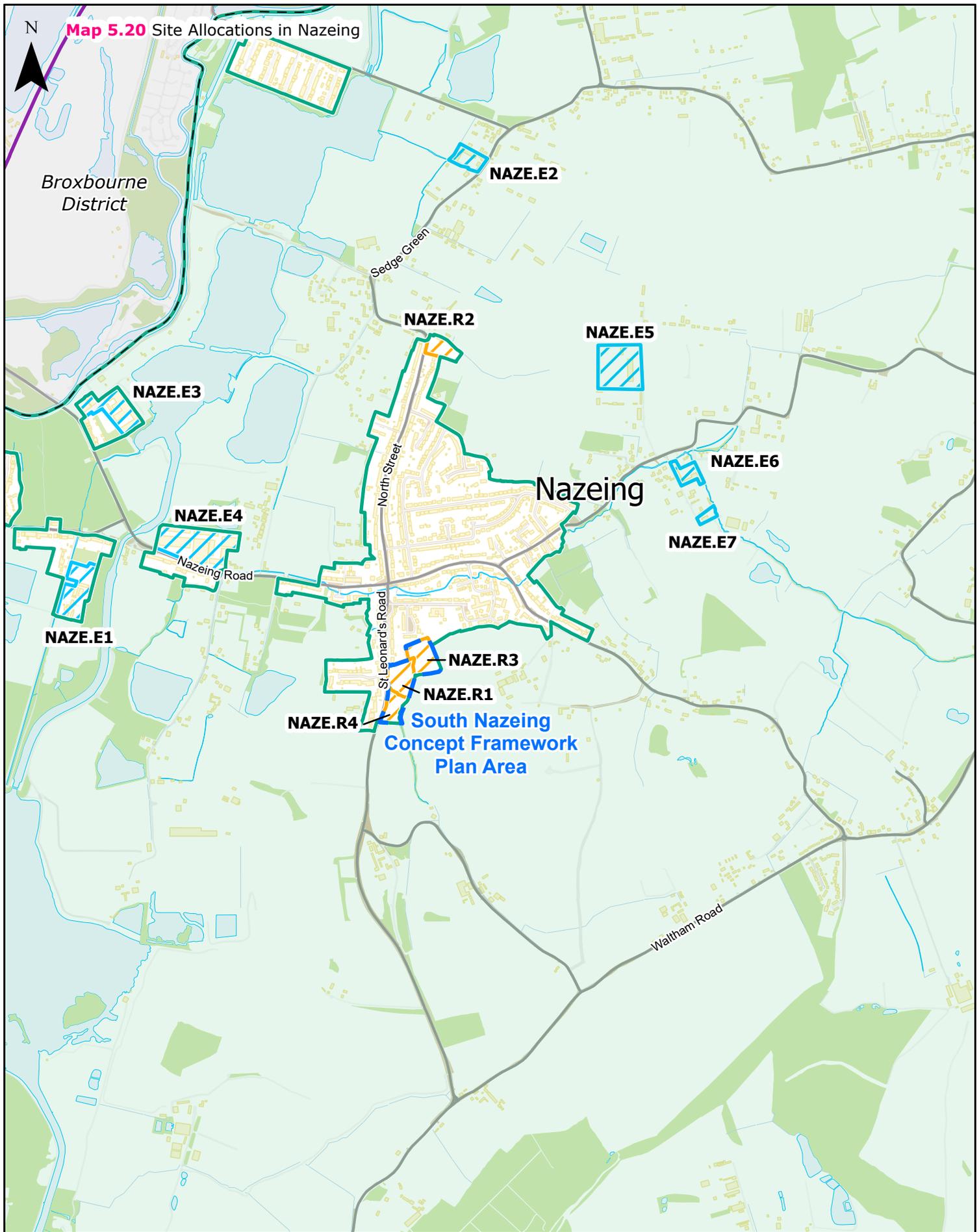
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

South Nazeing Concept Framework

- H. In order to ensure that a comprehensive and cohesive approach is taken to the planning and delivery of certain sites and associated infrastructure, planning applications in relation to sites NAZE.R1, NAZE.R3 and NAZE.R4 should be accompanied by and have regard to a Concept Framework Plan, as defined in Policy SP2, which has been endorsed by the Council. The endorsed Concept Framework Plan will be taken into account as an important material consideration in the determination of any planning applications.
- I. The Concept Framework Plan will apply to multiple allocation sites. The Plan should be prepared and delivered jointly by all site promoters of the site allocations identified within the Concept Framework Plan Area. Details of the specific requirements of each Concept Framework Plan can be found within the site specific requirements set out in Part Two of this Plan.
- J. The Concept Framework Plan and the planning applications for each site located within it should be considered and informed by the Quality Review Panel and be subject to public consultation, including in respect of the Concept Framework Plan, consultation with all those with a development interest in the defined area.

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



Epping Forest District
Local Plan
2011-2033

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Map 5.20 Site Allocations and Designations in Nazeing

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

Legend

- Residential site allocation
- Employment site designation
- Employment site allocation
- Mixed Use
- Traveller site allocation
- Residential and traveller site allocation
- Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- Local Green Space
- Local Authority boundary

This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



Thornwood

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

Vision for Thornwood

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

Residential Sites

5.142 Policy SP1 sets out the number of homes to be provided in Thornwood. The provision of approximately 172 homes has been informed by the aspiration to meet local needs and support the settlement becoming more self-sufficient.

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

5.144 Following an assessment of the suitability, availability and achievability of residential sites, the Council has identified two sites for allocation as set out in this Policy.

5.145 Proposals for residential development will be expected to accord with the site specific policy requirements as set out in Part Two of this Plan.

Sites for Traveller Accommodation

5.146 Policies SP1 and H4 sets out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Thornwood.

Employment Sites

5.147 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.

5.148 There are four existing employment sites that have been identified in Thornwood for designation:

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

Infrastructure Requirements

5.149 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Thornwood are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.

Policy P11 Thornwood

A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

- B. In accordance with Policy SP1, the following sites are allocated for residential development:
- THOR.R1 Land at Tudor House – Approximately 124 homes
 - THOR.R2 Land West of High Road – Approximately 48 homes

Employment Sites

- C. There are no new employment site allocations in Thornwood. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:
- THOR.E1 – Camfaud Concrete Pumps
 - THOR.E2 – Land at Esgors Farm
 - THOR.E3 – Woodside Industrial Estate
 - THOR.E4 – Weald Hall Lane Industrial Area

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

Infrastructure Requirements

- D. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- E. Development proposals in Thornwood will be expected to deliver and/or contribute proportionately towards infrastructure items including:
- i) appropriate education provision including early years, primary school and secondary school places;
 - ii) appropriate provision of health facilities.
 - iii) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
 - iv) upgrade and improvement of utility infrastructure including water, waste water, solid waste, gas, electricity and telecommunications where necessary;
 - v) improvements and provision of green and blue infrastructure and open space throughout the settlement; and
 - vi) community uses.

Air Pollution

- F. The development of sites within Thornwood has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Recreational Pressure

- G. Developments within Thornwood which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

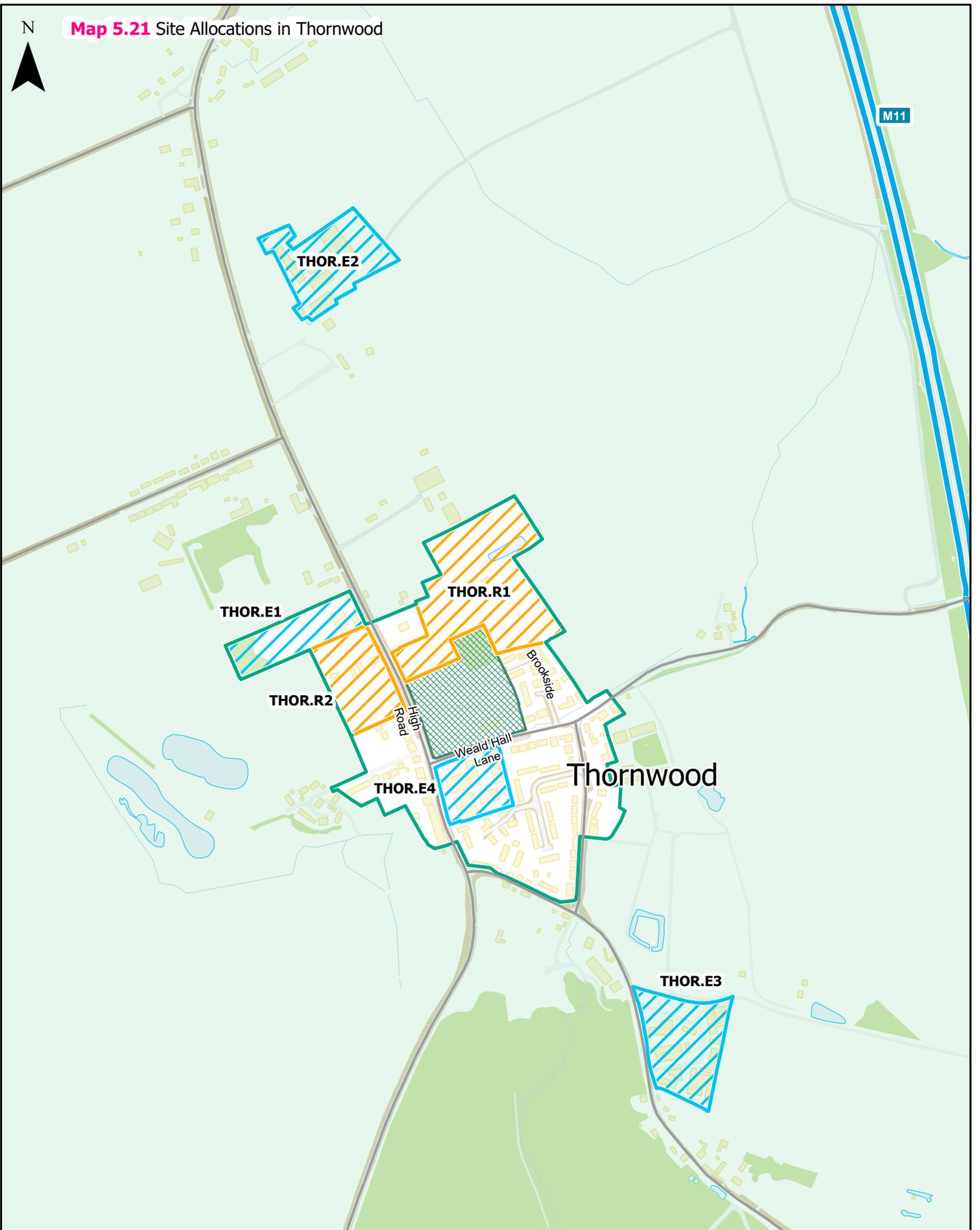
Flood Risk

- H. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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

N

Map 5.21 Site Allocations in Thornwood



Epping Forest District Local Plan 2011-2033

Drawing No. EFDC-SP-0004-REV3

Date: September 2020

Scale: 1:8,000 @ A4

Map 5.21 Site Allocations and Designations in Thornwood

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

Legend

Residential site allocation	Residential and traveller site allocation	Green Belt Boundary
Employment site designation	Masterplan Area	Local Green Space
Employment site allocation	Concept Framework Plan Area	Local Authority boundary
Mixed Use	Traveller site allocation	

This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations

Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots

5.150 In addition to the eleven settlements presented in the preceding sections, there are site allocations in Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots. Each of these settlements are inset from the Green Belt.

Residential Sites

5.151 Policy SP1 sets out the number of homes to be provided in Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots which is as follows:

- Coopersale - approximately six homes;
- Fyfield - approximately 14 homes;
- High Ongar - approximately ten homes;
- Lower Sheering - approximately 14 homes;
- Sheering - approximately 84 homes; and
- Stapleford Abbots - approximately 33 homes.

5.152 The Council considered the spatial options to accommodate new homes at each of these settlements.

- **Coopersale**
Intensification - This option provides an opportunity to maximise existing urban brownfield land around the centre of the settlement.
- **Fyfield**
Intensification - This option provides an opportunity to maximise existing brownfield land and focuses development on lower performing Green Belt land immediately adjacent to the settlement.
- **High Ongar**
Infill - This option provides opportunities to promote infill and settlement rounding by focusing development in lower performing Green Belt sites immediately adjacent to the settlement.
- **Lower Sheering**

Limited expansion - This option focuses development on lower performing Green Belt land in the most sustainable location immediately adjacent to the settlement.

- **Sheering**

Intensification with limited expansion - This option provides opportunities to promote infill and settlement rounding by focusing development on lower performing Green Belt sites immediately adjacent to the settlement.

- **Stapleford Abbots**

Intensification - This option provides opportunities to maximise existing brownfield land and promote infill by focusing development on lower performing Green Belt land immediately adjacent to the settlement

5.153 Following an assessment of the suitability, availability and achievability of residential sites, the Council has identified ten sites for allocation set out in this Policy.

5.154 Proposals for residential development will be expected to accord with the site specific policy requirements set out in Part Two of this Plan.

Sites for Traveller Accommodation

5.155 Policies SP1 and H4 sets out the Council's approach to traveller sites within the District. There are no allocations for traveller accommodation in Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering or Stapleford Abbots.

Employment Sites

5.156 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.

5.157 There are three existing employment sites that have been identified for designation:

- HONG.E1 – Nash Hall Industrial Estate, High Ongar (2 hectares)
- LSHR.E1 – Land at The Maltings, Lower Sheering (2.04 hectares)
- STAP.E1 – Land at High Willows, Stapleford Abbots (0.6 hectares)

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

Infrastructure Requirements

5.158 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.

Policy P12 Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots

A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Residential Sites

B. In accordance with Policy SP1 the following sites are allocated for residential development:

- i) COOP.R1 Land at Parklands – Approximately six homes (Coopersale)
- ii) FYF.R1 Land at Gypsy Mead - Approximately 14 homes (Fyfield)
- iii) HONG.R1 Land at Mill Lane - Approximately ten homes (High Ongar)
- iv) LSHR.R1 Land at Lower Sheering - Approximately 14 homes (Lower Sheering)
- v) SHR.R1 Land at Daubneys Farm - Approximately ten homes; SHR.R2 Land to the East of the M11 - Approximately 62 homes; and SHR.R3 Land north of Primley Lane - Approximately 12 homes (Sheering)
- vi) STAP.R1 Land at Oak Hill Road - Approximately 33 homes

Employment Sites

C. There are no new employment site allocations in Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering or Stapleford Abbots. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:

- i) High Ongar – HONG.E1 Nash Hall Industrial Estate

- ii) Lower Sheering – LSHR.E1 Land at The Maltings
- iii) Stapleford Abbots – STAP.E1 Land at High Willows

Infrastructure Requirements

D. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.

E. Development proposals in these settlements will be expected to deliver and/or contribute proportionately towards infrastructure items including:

- i) appropriate education provision including early years, primary school places and secondary school places;
- ii) appropriate provision of health facilities.
- iii) enhancements to public transport provision or other initiatives which reduce the need to travel by car;
- iv) highways and junction upgrades;
- v) upgrade and improvement of utility infrastructure including water, waste water, gas, electricity and telecommunications where necessary; and
- vi) improvements and provision of green and blue infrastructure and open space throughout the settlement.

Air Pollution

F. The development of sites within Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

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

G. Developments within Coopersale which would result in a net increase in dwellings have the potential to result in recreational pressure on the Epping Forest Special Area of Conservation. All such developments will need to demonstrate that they are in accordance with Policy DM2. This includes, where necessary, the provision of financial contributions towards mitigation and monitoring measures.

Flood Risk

H. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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

N

Map 5.22 Site Allocations in Coopersale



**Epping Forest District
Local Plan
2011-2033**

Drawing No.
EFDC-SP-0004-REV3

Date: September 2020

Scale: 1:5,000 @ A4

Map 5.22 Site Allocations and
Designations in Coopersale

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

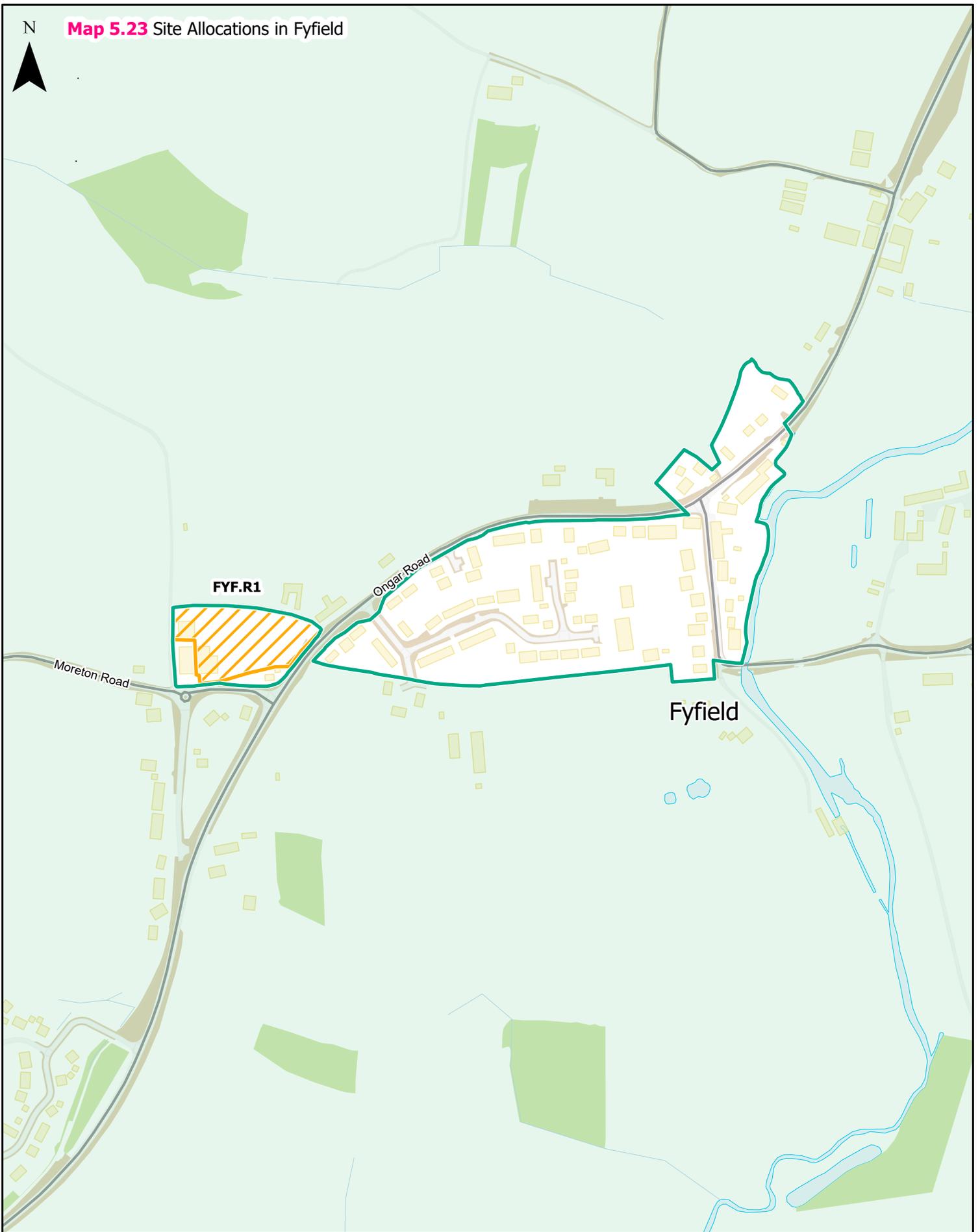
Legend

- Residential site allocation
- Employment site designation
- Employment site allocation
- Mixed Use
- Traveller site allocation
- Residential and traveller site allocation
- Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- Local Green Space
- Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



N **Map 5.23 Site Allocations in Fyfield**



**Epping Forest District
Local Plan
2011-2033**

Drawing No.
EFDC-SP-0004-REV3

Date: September 2020

Scale: 1:5,000 @ A4

Map 5.23 Site Allocations and
Designations in Fyfield

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Proposals will be judged against all relevant
policies

Legend

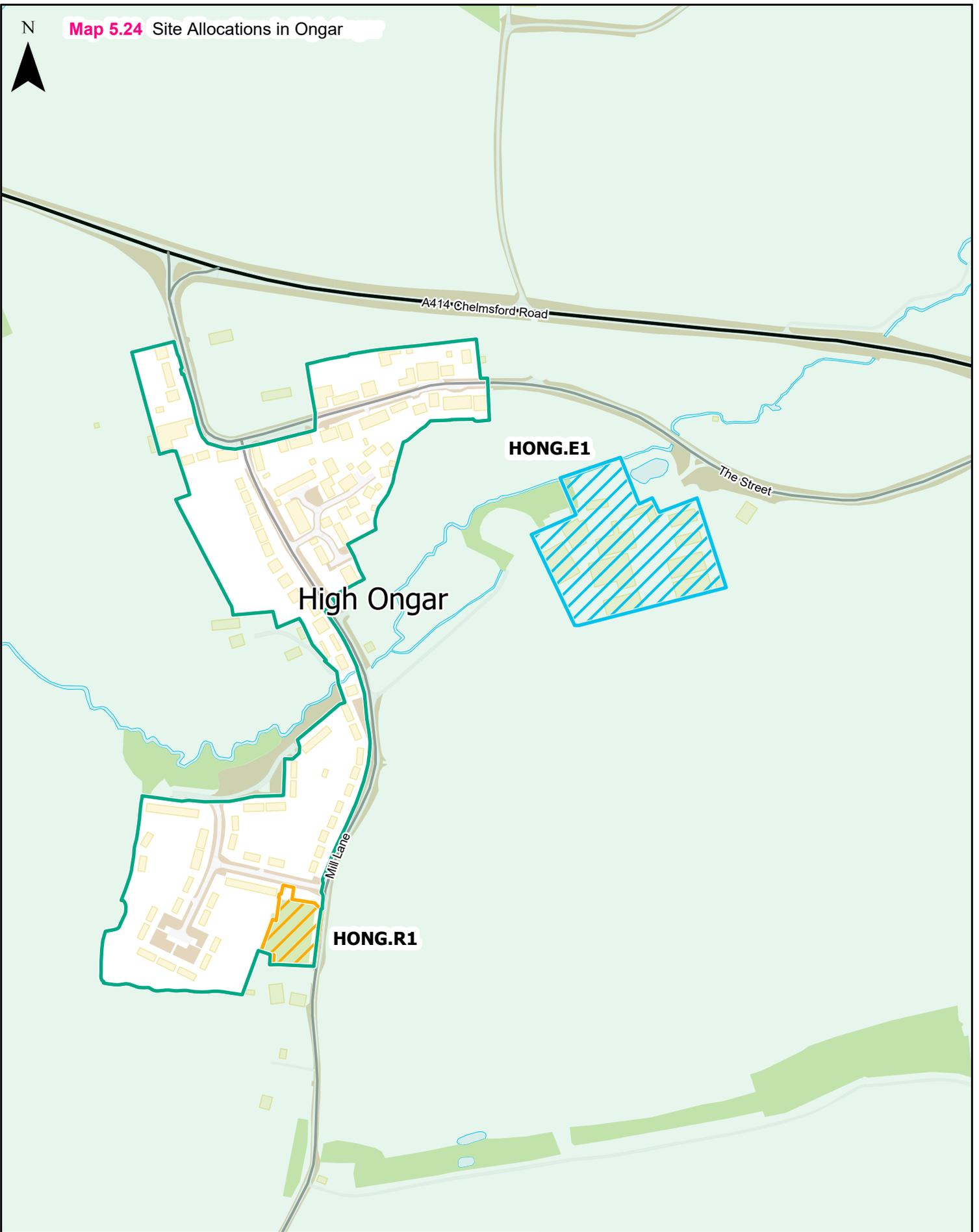
-  Residential site allocation
-  Employment site designation
-  Employment site allocation
-  Mixed Use
-  Traveller site allocation
-  Residential and traveller site allocation
-  Masterplan Area
-  Concept Framework Plan Area
-  Green Belt Boundary
-  Local Green Space
-  Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



N

Map 5.24 Site Allocations in Ongar



**Epping Forest District
Local Plan
2011-2033**

Drawing No.
EFDC-SP-0004-REV3

Date: September 2020

Scale: 1:5,000 @ A4

Map 5.24 Site Allocations and
Designations in Ongar

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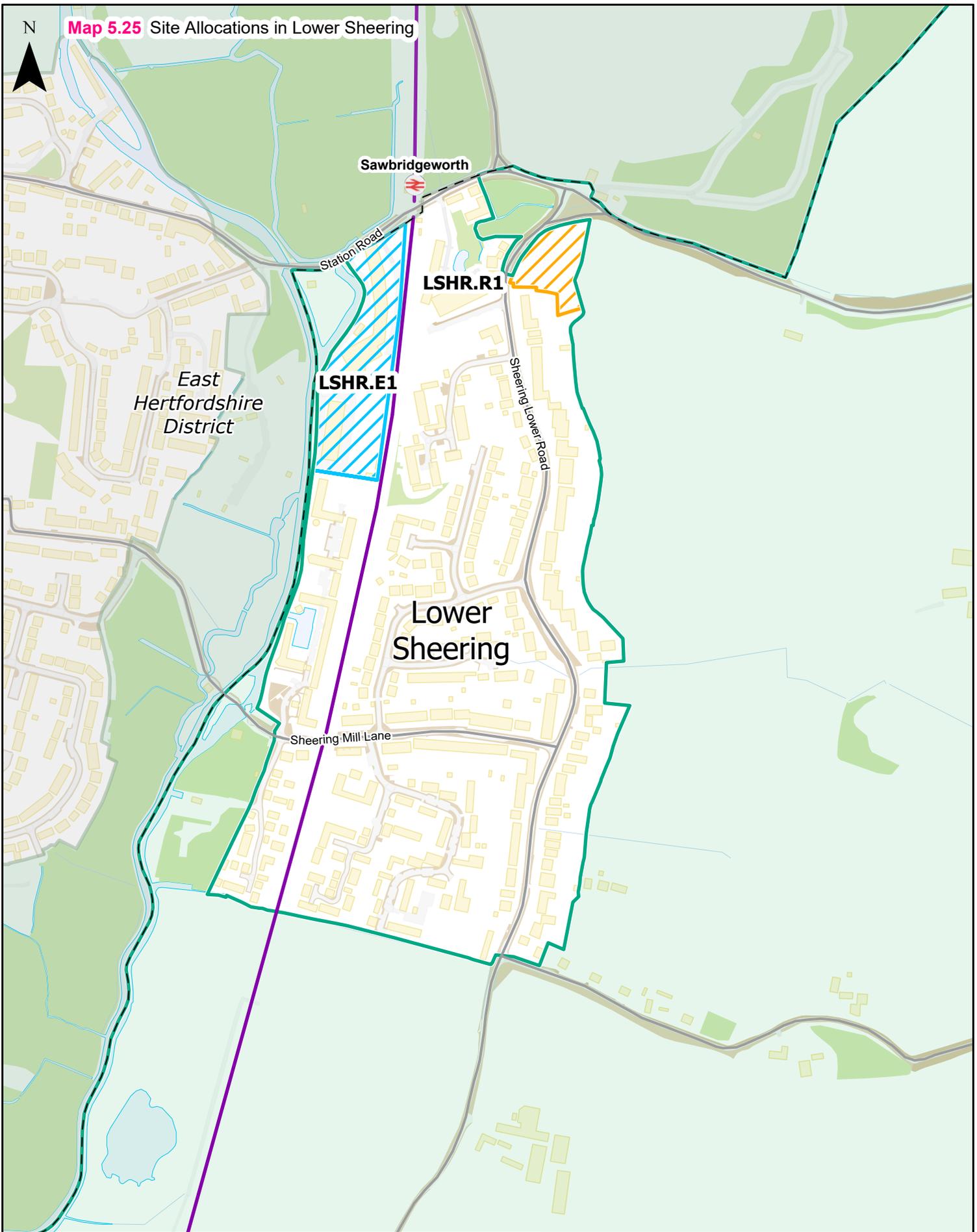
The Local Plan should be read as a whole.
Proposals will be judged against all relevant
policies.

Legend

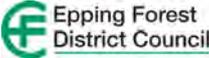
- | | | |
|---|---|--|
|  Residential site allocation |  Residential and traveller site allocation |  Green Belt Boundary |
|  Employment site designation |  Masterplan Area |  Local Green Space |
|  Employment site allocation |  Concept Framework Plan Area |  Local Authority boundary |
|  Mixed Use | | |
|  Traveller site allocation | | |

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations





**Epping Forest District
Local Plan
2011-2033**

 **Epping Forest
District Council**

Drawing No.
EFDC-SP-0004-REV3

Date: September 2020

Scale: 1:6,000 @ A4

**Map 5.25 Site Allocations and
Designations in Lower Sheering**

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Proposals will be judged against all relevant
policies.

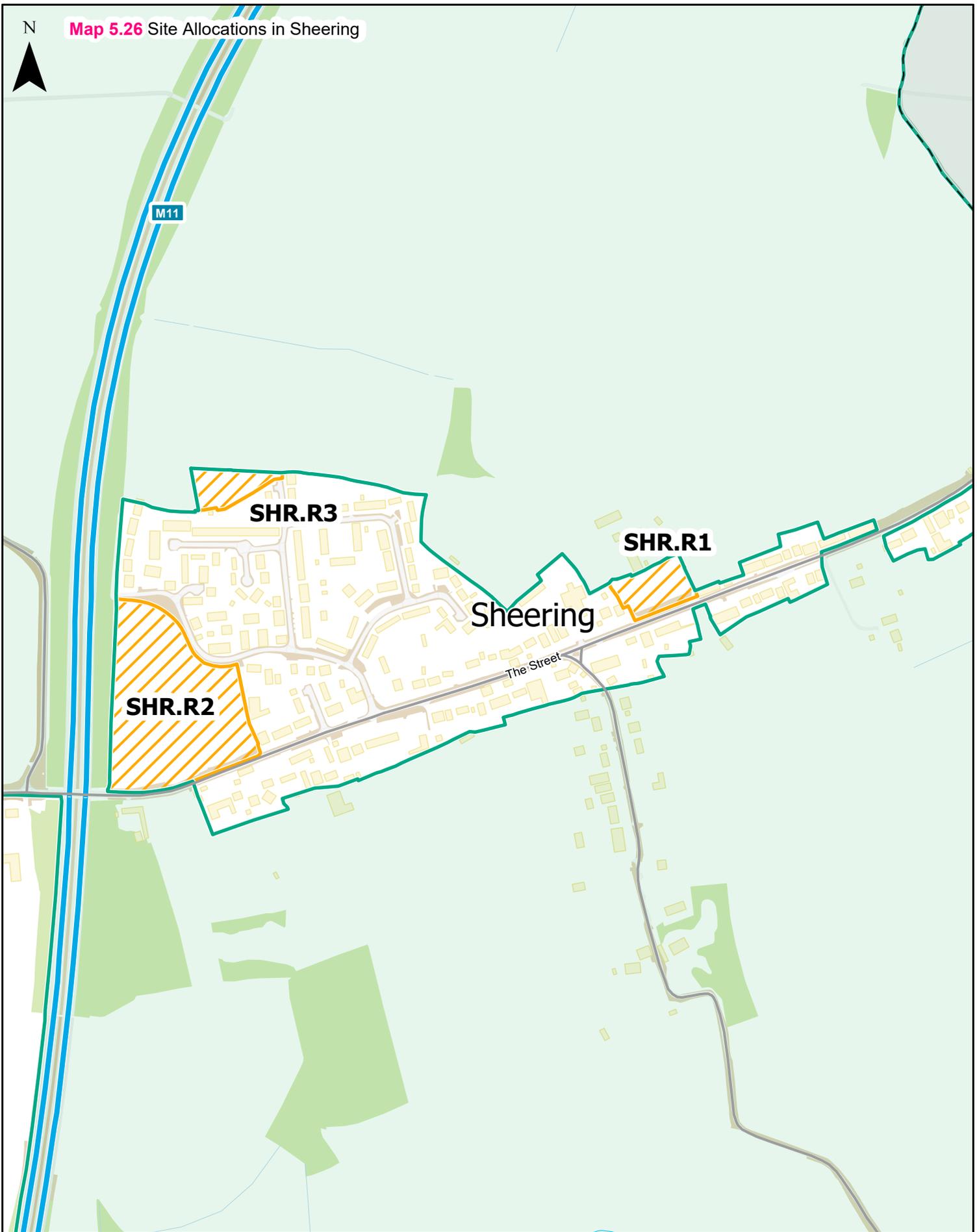
Legend

 Residential site allocation	 Residential and traveller site allocation	 Green Belt Boundary
 Employment site designation	 Masterplan Area	 Local Green Space
 Employment site allocation	 Concept Framework Plan Area	 Local Authority boundary
 Mixed Use		
 Traveller site allocation		

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations

N

Map 5.26 Site Allocations in Sheering



Epping Forest District
Local Plan
2011-2033

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Date: September 2020

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Map 5.26 Site Allocations and
Designations in Sheering

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

Legend

-  Residential site allocation
-  Employment site designation
-  Employment site allocation
-  Mixed Use
-  Traveller site allocation
-  Residential and traveller site allocation
-  Masterplan Area
-  Concept Framework Plan Area
-  Traveller site allocation
-  Green Belt Boundary
-  Local Green Space
-  Local Authority boundary

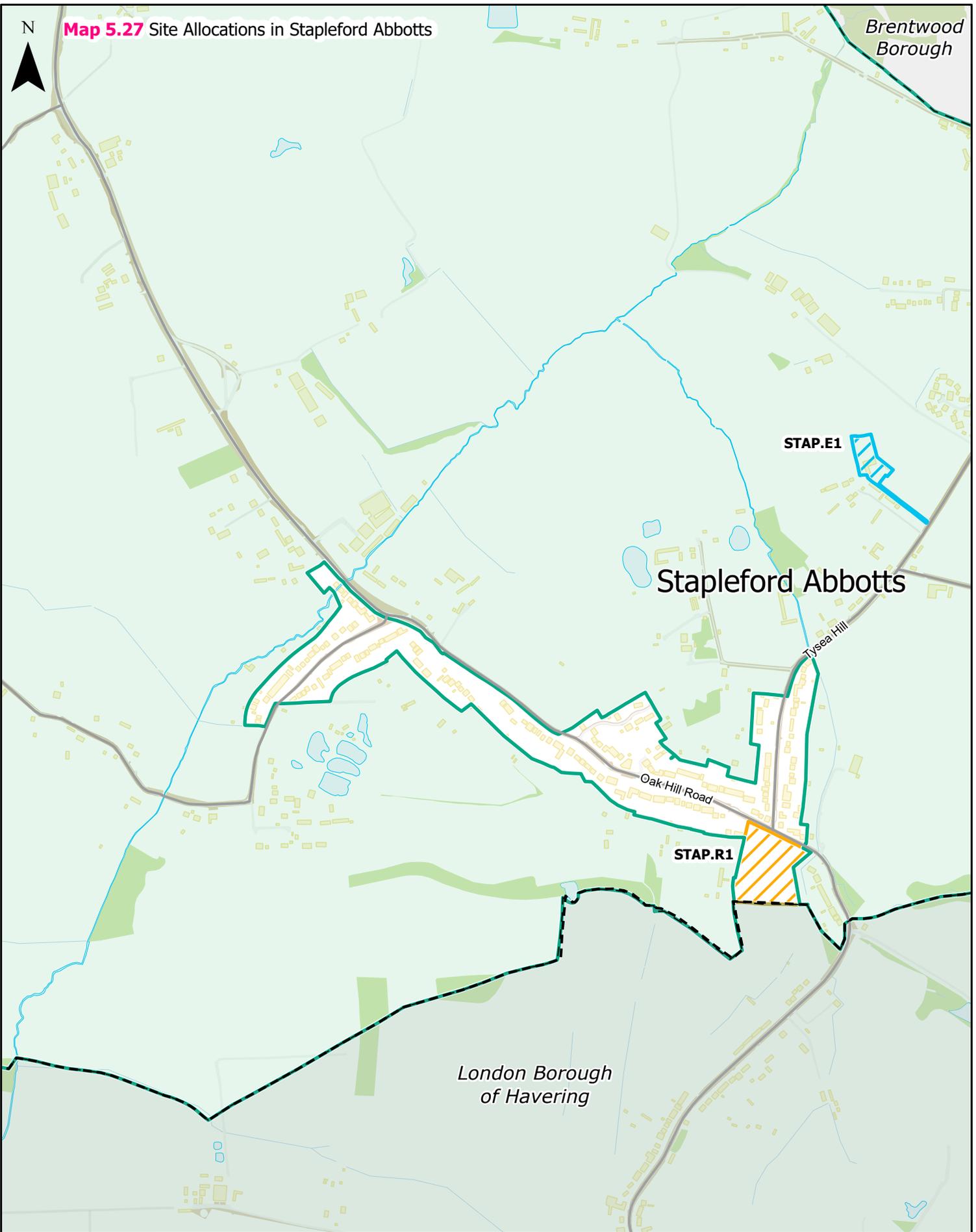
This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



N

Map 5.27 Site Allocations in Stapleford Abbots

Brentwood Borough



London Borough of Havering

Epping Forest District Local Plan 2011-2033

Drawing No. EFDC-SP-0004-REV3

Date: September 2020

Scale: 1:11,000 @ A4

Map 5.27 Site Allocations and Designations in Stapleford Abbots

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

Legend

-  Residential site allocation
-  Employment site designation
-  Employment site allocation
-  Mixed Use
-  Traveller site allocation
-  Residential and traveller site allocation
-  Masterplan Area
-  Concept Framework Plan Area
-  Green Belt Boundary
-  Local Green Space
-  Local Authority boundary

This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



Rural Sites in the East of the District

Residential Sites

5.159 There are a number of rural communities within the District that are not located in the identified settlements set out elsewhere in this Chapter.

5.160 The Council has considered the spatial options to accommodate new homes within the rural parts of the East of the District. No sites for residential development are allocated within the rural parts of the East of the District.

Sites for Traveller Accommodation

5.161 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. Two sites have been allocated in the rural parts of the East of the District, one of which, RUR.T6 is allocated for travelling showpeople in line with its existing use:

- RUR.T4 Land at Valley View, Curtis Mill Lane – one pitch
- RUR.T6 Lakeview, Moreton — this site has been identified as suitable for intensification commensurate with on site amenity that allows for children's play and the appropriate storage for vehicles and machinery.

Employment Sites

5.162 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.

5.163 There are nineteen existing rural employment sites in the rural Eastern part of the District that have been identified for designation:

- RUR.E1 – Brickfield House, Thornwood (0.37 hectares)
- RUR.E2 – Land at Kingstons Farm, Matching (1.68 hectares)
- RUR.E3 – Matching Airfield South (2.81 hectares)
- RUR.E4 – Land at London Road, Stanford Rivers (4.64 hectares)
- RUR.E6 – Land at Housham Hall Farm, Matching (1.92 hectares)
- RUR.E7 – Land at Searles Farm, Foster Street (1.53 hectares)
- RUR.E8 – Fosters Croft, Foster Street (0.43 hectares)
- RUR.E9 – Horseshoe Farm, London Road (0.96 hectares)
- RUR.E10 – Land at Little Hyde Hall Farm, Sheering (0.92 hectares)
- RUR.E11 – Land at Quickbury Farm, Sheering (1.52 hectares)
- RUR.E12 – New House Farm, Little Laver Road (1.05 hectares)
- RUR.E14 – Matching Airfield North (1.34 hectares)
- RUR.E15 – Land at Rolls Farm Barns, Hastingwood Road (2.91 hectares)
- RUR.E18 – Land at Dunmow Road, Fyfield (0.21 hectares)
- RUR.E19B – Dorrington Farm, Rye Hill Road (0.91 hectares)
- RUR.E20 – Land at Stewarts Farm, Stanford Rivers (0.60 hectares)
- RUR.E21 – Land at Paslow Hall Farm, High Ongar (1.66 hectares)
- RUR.E22 – Hastingwood Business Centre, Hastingwood (0.29 hectares)
- RUR.E23 – Hobbs Cross Business Centre, Theydon Garnon (1.76 hectares)
- RUR.E24 – Land at Holts Farm, Threshers Bush (0.27 hectares)

5.164 An allocation for approximately one hectare of offices/ research and development (within Use Class E) has been made:

- RUR.E19A – Land adjacent to Dorrington Farm, Rye Hill Road (0.93 hectares)

Infrastructure Requirements

5.165 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for the rural parts of the East of the District are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be

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

updated regularly to ensure it reflects current infrastructure requirements.

Policy P13 Rural Sites in the East of the District

A. Proposals for development on allocated sites should accord with the site specific policy requirements set out in Part Two of this Plan.

Employment Sites

B. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:

- i) RUR.E1 – Brickfield House, Thornwood
- ii) RUR.E2 – Land at Kingstons Farm, Matching
- iii) RUR.E3 – Matching Airfield South
- iv) RUR.E4 – Land at London Road, Stanford Rivers
- v) RUR.E6 – Land at Housham Hall Farm, Matching
- vi) RUR.E7 – Land at Searles Farm, Foster Street
- vii) RUR.E8 – Fosters Croft, Foster Street
- viii) RUR.E9 – Horseshoe Farm, London Road
- ix) RUR.E10 – Land at Little Hyde Hall Farm, Sheering
- x) RUR.E11 – Land at Quickbury Farm, Sheering
- xi) RUR.E12 – New House Farm, Little Laver Road
- xii) RUR.E14 – Matching Airfield North
- xiii) RUR.E15 – Land at Rolls Farm Barns, Hastingwood Road
- xiv) RUR.E18 – Land at Dunmow Road, Fyfield
- xv) RUR.E19B - Dorrington Farm (see Policy SP4 and allocation SP4.1)
- xvi) RUR.E20 – Land at Stewarts Farm
- xvii) RUR.E21 – Land at Paslow Hall Farm, King Street, High Ongar
- xix) RUR.E22 – Hastingwood Business Centre, Hastingwood
- xx) RUR.E23 – Hobbs Cross Business Centre, Theydon Garnon
- xxi) RUR.E24 – Land at Holts Farm, Threshers Bush

C. In accordance with Policies SP1 and E1 the following site is allocated for offices/ research and development (within Use Class E):

- i) RUR.E19A – Land adjacent to Dorrington Farm, Rye Hill Road (see Policy SP4 and allocation SP4.1)

Traveller sites

D. In accordance with Policies SP1 and H4 the following sites are allocated for traveller accommodation:

- i) RUR.T4 Land at Valley View, Curtis Mill Lane – one pitch
- ii) RUR.T6 Lakeview, Moreton – in line with its existing use and identified as suitable for intensification commensurate with on site amenity that allows for children’s play and the appropriate storage for vehicles and machinery on site

Infrastructure Requirements

E. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.

F. Development proposals in the Eastern rural part of the District will be expected to deliver and/or contribute proportionately towards infrastructure items including:

- i) appropriate education provision including early years, primary school and secondary school places;
- ii) appropriate provision of health facilities; and
- iii) enhancements to public transport provision or other initiatives which reduce the need to travel by car.

Air Pollution

G. The development of sites in the Eastern part of the District have the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council’s adopted Air Pollution Mitigation Strategy for the Epping Forest. This

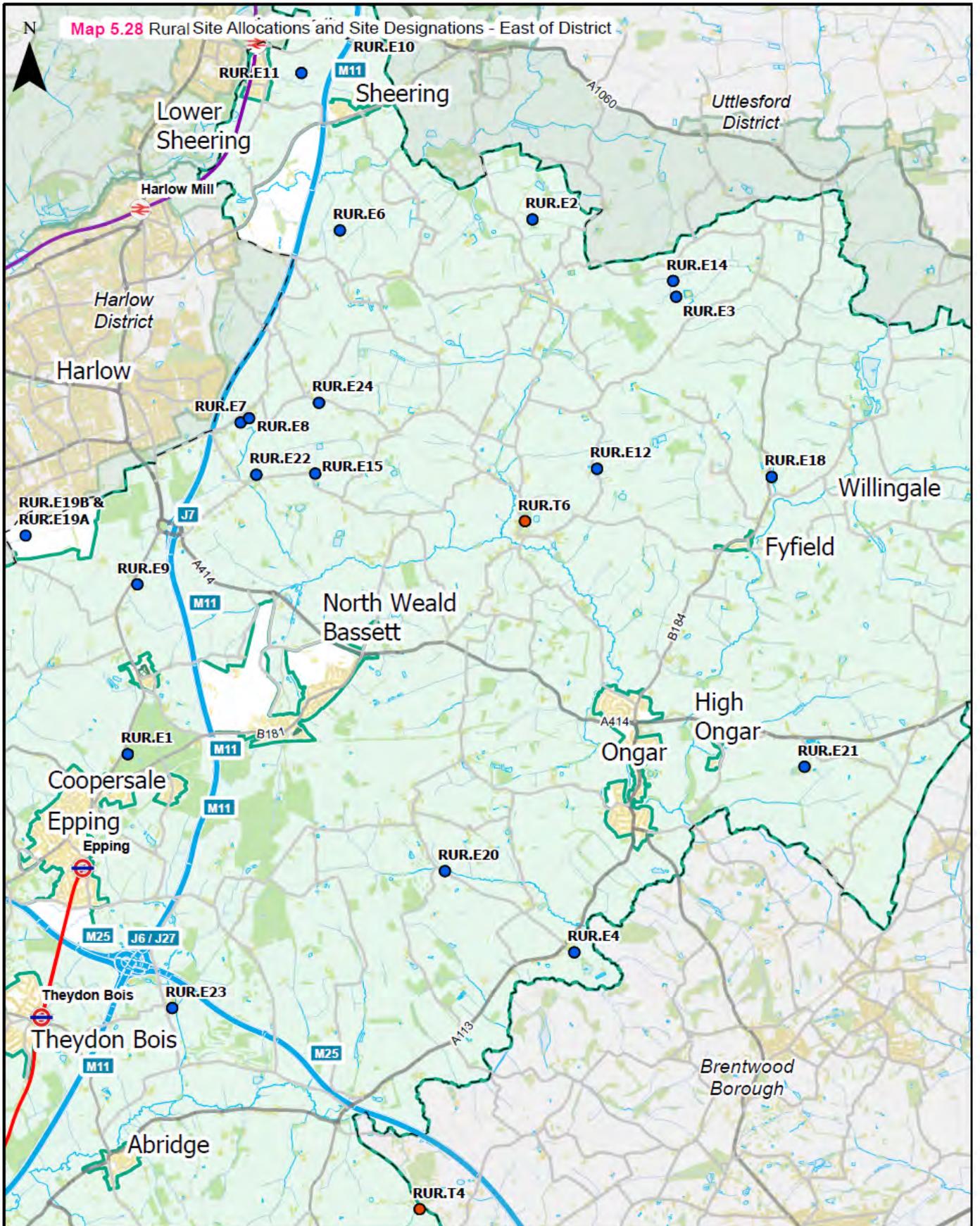
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Flood Risk

- H. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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



Epping Forest District
Local Plan
2011-2033

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Date: September 2022

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Map 5.28 Rural Site Allocations
and Designations in East of
District

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Proposals will be judged against all relevant
policies

Legend

- Rural residential site allocation
- Rural employment site designation
- Rural traveller site allocation
- Green Belt boundary
- Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations



Rural Sites in the West of the District

Residential Sites

- 5.166 There are a number of rural communities within the District that are not located in the identified settlements set out elsewhere in this Chapter.
- 5.167 The Council has considered the spatial options to accommodate new homes within the rural parts of the West of the District. No sites for residential development are allocated within the rural parts of the West of the District.

Sites for Traveller Accommodation

- 5.168 Policies SP1 and H4 set out the Council's approach to traveller sites within the District. Four sites have been allocated in the rural parts of the West of the District for traveller accommodation:
- RUR.T1 – Land at Sons Nursery, Hamlet Hill
 - RUR.T2 – Land at Ashview, Hamlet Hill
 - RUR.T3 – Land at James Mead, Waltham Road
 - RUR.T5 – Land at Stoneshot View

Employment Sites

- 5.169 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.
- 5.170 There are two existing employment sites in the rural Western part of the District that have been identified for designation:
- RUR.E5 – Land at Hayleys Manor, Epping Upland (2.07 hectares)
 - RUR.E13 – Warlies Park House, Horseshoe Hill (0.56 hectares)

Infrastructure Requirements

- 5.171 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for the rural parts of the West of the District are set out in this Policy and the Infrastructure Delivery Plan Schedule. The

Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.

Policy P14 Rural Sites in the West of the District

- A. Proposals for development on allocated sites should accord with the site specific requirements set out in Part Two of this Plan.

Employment Sites

- B. There are no new employment site allocations in the rural Western part of the District. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:
- RUR.E5 – Land at Hayleys Manor, Epping Upland
 - RUR.E13 – Warlies Park House, Horseshoe Hill

Traveller sites

- C. In accordance with Policies SP1 and H4 the following sites are allocated for traveller accommodation:
- RUR.T1 Land at Sons Nursery, Hamlet Hill - two pitches
 - RUR.T2 Land at Ashview, Hamlet Hill – one pitch
 - RUR.T3 Land at James Mead, Waltham Road – four pitches
 - RUR.T5 Land at Stoneshot View – five pitches

Infrastructure Requirements

- D. New development must be served and supported by appropriate on and offsite infrastructure and services. Development should deliver and/or contribute towards the delivery of infrastructure where this is necessary and fairly and reasonably related to the development having full regard to the Infrastructure Delivery Plan Schedule and its wider infrastructure objectives.
- E. Development proposals in the Western part of the District will be expected to deliver and/or contribute proportionately towards infrastructure items including:

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

- i) appropriate education provision including early years, primary school and secondary school places;
- ii) appropriate provision of health facilities; and
- iii) enhancements to public transport provision or other initiatives which reduce the need to travel by car.

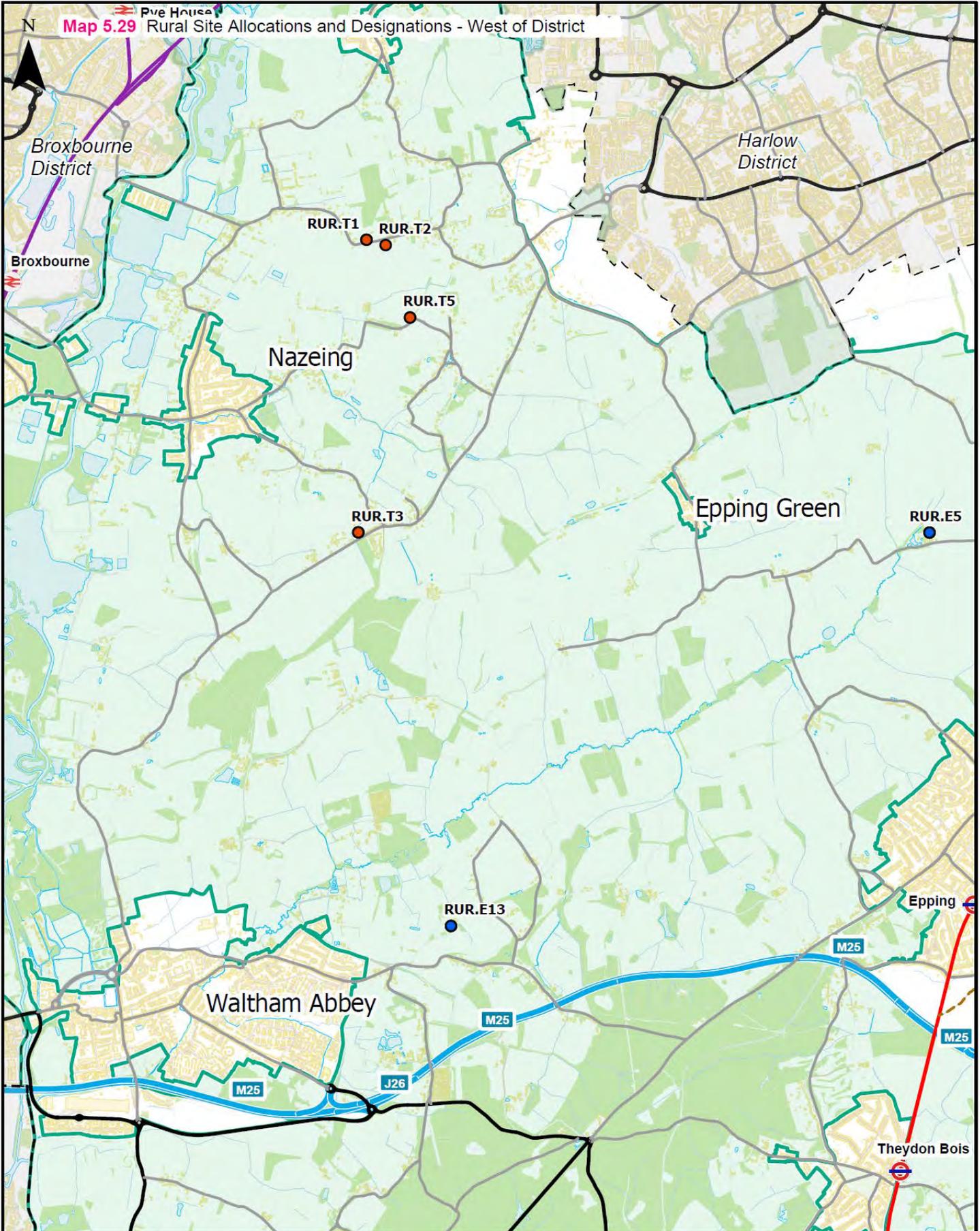
Air Pollution

- F. The development of sites in the Western part of the District has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

Flood Risk

- G. Except for essential infrastructure and water compatible developments, no built development on residential allocations will be permitted on land within Flood Zones 2 and 3 as shown on the Council's latest Strategic Flood Risk Assessment maps, including the appropriate allowance for climate change.

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



Epping Forest District
Local Plan
2011-2033



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Map 5.29 Rural Site Allocations
and Designations - West of District

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Proposals will be judged against all relevant
policies.

Legend

- Rural residential site allocation
- Rural employment site designation
- Rural traveller site allocation
- Green Belt boundary
- Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Part Two: Site Specific Policy Requirements and Designations

Rural Sites in the South of the District

5.172 There are a number of rural communities within the District that are not located in the identified settlements set out elsewhere in this Chapter.

5.173 The Council has considered the spatial options to accommodate new homes and traveller accommodation within the rural parts of the South of the District. No sites for residential development or traveller accommodation are allocated within the rural parts of the South of the District.

Employment Sites

5.174 Policies SP1 and E1 set out the Council's approach to identifying sites for employment uses.

5.175 There are two existing employment sites in the rural Southern part of the District that have been identified for designation:

- RUR.E16 – Taylors Farm, Gravel Lane (0.63 hectares)
- RUR.E17 – Brookside Garage, Gravel Lane (0.34 hectares)

Infrastructure Requirements

5.176 Policy SP1 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment development across the District. The infrastructure needs for the rural parts of the District are set out in this Policy and the Infrastructure Delivery Plan Schedule. The Infrastructure Delivery Plan Schedule will be updated regularly to ensure it reflects current infrastructure requirements.

Policy P15 Rural sites in the South of the District

Employment Sites

A. There are no new employment site allocations in the rural Southern part of the District. In accordance with Policies SP1 and E1 the following existing sites are designated for employment uses:

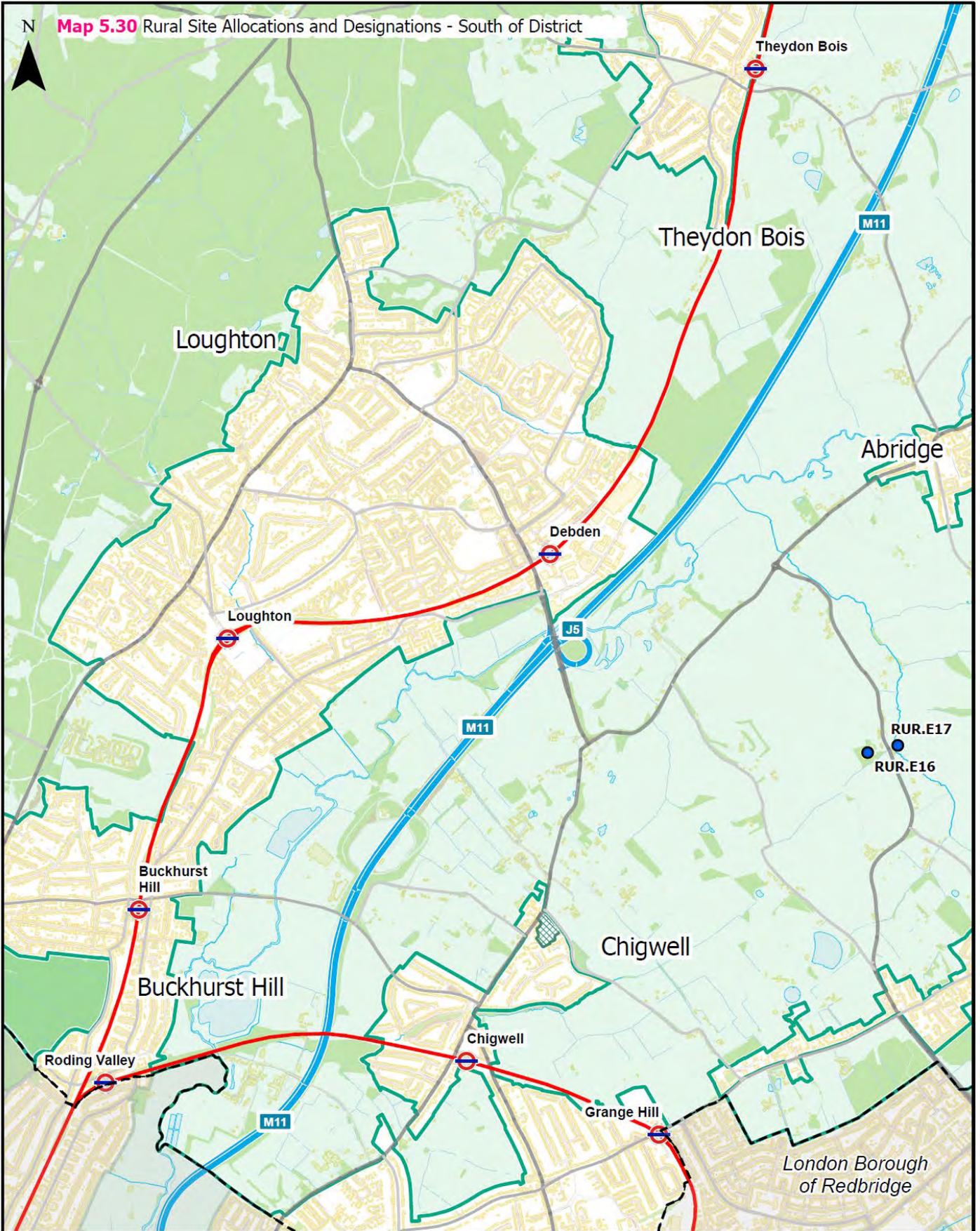
- RUR.E16 – Taylors Farm, Gravel Lane
- RUR.E17 – Brookside Garage, Gravel Lane

Air Pollution

B. The development of sites in the Southern part of the District has the potential to produce air pollution that could impact upon air quality in the District, including the Epping Forest. All development proposals will need to demonstrate that they are in accordance with Policy DM2 and Policy DM22 and should have regard to the Council's adopted Air Pollution Mitigation Strategy for the Epping Forest. This includes, where necessary, the provision of financial contributions for the purposes of implementing air pollution mitigation initiatives and undertaking air quality monitoring and any necessary future air quality assessments.

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

N **Map 5.30** Rural Site Allocations and Designations - South of District



<p>Epping Forest District Local Plan 2011-2033</p> 	<p>Drawing No. EFDC-SP-0004-REV3</p>	<p>Map 5.30 Rural Site Allocations and Designations - South of District</p> <p><small>Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2020 EFDC Licence No: 100018534 2020</small></p> <p>The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.</p>	<p>Legend</p> <ul style="list-style-type: none"> ● Rural residential site allocation ● Rural employment site designation ● Rural traveller site allocation Green Belt boundary Local Authority boundary <p><small>This legend shows only the key Local Plan policy designations. A full legend can be found in Part Two: Site Specific Policy Requirements and Designations</small></p>	
	<p>Date: September 2020</p>			<p>Scale: 1:30,000 @A4</p>

Chapter Six

Infrastructure and Delivery

Introduction

- 6.1 This chapter sets out the mechanisms by which the Council will ensure that the infrastructure required to underpin the Local Plan will be delivered. The Council will seek to make full use of its powers as local planning authority as well as through joint working with public and private sector partners and, where relevant, its role as landowner. This chapter also sets out the role of Neighbourhood Plans in delivering the vision set out in this document and the process for monitoring and future review of this Plan.
- 6.2 This chapter should be read in parallel with the Infrastructure Delivery Plans (IDPs) which set out the key infrastructure requirements to support the proposed growth for the District as identified in this Plan. There are two IDPs, one which covers the District and one which covers Harlow and Gilston Garden Town. Policies D1 to D5 set out how the Plan seeks to ensure that investment in infrastructure keeps pace with growth.

Delivery of Infrastructure

- 6.3 In order to deliver sustainable and balanced growth as outlined in this Plan, significant investment in infrastructure is required to meet the needs of residents and businesses. This encompasses a wide range of provision including:
- transport;
 - utilities;
 - flood and surface water management measure;
 - green infrastructure and open space; and
 - social and community infrastructure (including education, health care facilities, leisure and other community facilities).
- 6.4 The Council has compiled IDPs that set out the infrastructure required to support growth over the Plan period. The IDPs identify:
- The organisation responsible for delivering each infrastructure item;
 - The period over which the relevant investment will be required (including trigger

- points in relation to the planned phasing of housing and employment development); and
 - The cost of each item and how it is to be funded.
- 6.5 This ensures that new development is served by the necessary infrastructure, delivered in a predictable, timely and effective fashion. The IDPs have been developed in consultation and co-operation with infrastructure providers and other partner organisations and have also given consideration to wider impacts upon the viability and therefore the deliverability of development within the District. The IDP Schedules will be updated regularly to ensure that they reflect current infrastructure requirements.
- 6.6 The Council will ensure, through the implementation Policy D1 (and other policies within the Local Plan) that the necessary infrastructure identified in the IDP Schedules is delivered and phased appropriately.

Approach

- 6.7 The Council will work with relevant partner organisations and infrastructure providers to ensure that the current and future infrastructure needs of the District are properly considered and planned for.
- 6.8 New development will be required to make best use of existing infrastructure and where necessary, provide or contribute towards the provision of additional services, facilities and infrastructure at a rate and scale which meets the needs and requirements that are expected to arise from the development.
- 6.9 Proposals will be required to clearly demonstrate that infrastructure can be provided and phased to support the needs of the development. Proposals will need to take into account the relevant business plans and programmes produced by infrastructure and service providers to demonstrate how provision will be brought forward to ensure development is appropriately phased in relation to planned infrastructure improvements. In assessing infrastructure and service requirements, the Council will have regard to the cumulative

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

impact of developments in the locality and across the District.

- 6.10 Whilst funding may be available from Central Government and other sources for strategic infrastructure including utilities and road improvements, a significant amount of new or enhanced infrastructure will need to be provided directly by developers as part of new developments, or funded through financial payments by developers.
- 6.11 The IDP Schedules identify the stakeholder(s) responsible for delivery and funding of infrastructure and the likely timescale of provision. The Council will secure such contributions through planning obligations, conditions, and section 278 highways agreements (where appropriate).
- 6.12 Some infrastructure, for example improvements to the highways network, is likely to be strategic in nature and will support and enable the development of a number of sites. In such instances, it is likely that contributions will need to be pooled and combined with other funding sources.
- 6.13 In order to realise the aspirations of the Harlow and Gilston Garden Town, and acknowledging the importance of development in this location, development proposals within the Garden Communities (as identified by Policy SP1) will be expected to contribute equitably and proportionally towards delivering their collective infrastructure requirements. In developing proposals, developers should refer to the requirements set out in the IDP Schedules.
- 6.14 The provision of many items of infrastructure across the District is the responsibility of Essex County Council under its statutory duties. In addition to the IDPs and supplementary guidance, developers will also be expected to refer to the County Council's Developers' Guide to Infrastructure Contributions.
- 6.15 The Council will consider introducing a Community Infrastructure Levy (CIL) and will implement this for areas and/or development types where a viable charging schedule would best mitigate the impacts of growth. If

implemented, section 106 will continue to be the appropriate mechanism for securing land and works along with financial contributions where a sum for the necessary infrastructure is not secured via CIL, including for affordable homes.

- 6.16 The Council recognises that viability constraints may justify an exception being made to the delivery of infrastructure in full accordance with Policy D1 at the time of the application. Where, following the review of an independently verified viability assessment, the Council is satisfied that there are overriding viability concerns that prohibit the delivery of infrastructure in accordance with Policy D1, the Council will expect additional infrastructure contributions to be made if viability improves before full completion of the development permitted. For larger-scale development proposals to be delivered on a phased basis, the Council will require section 106 agreements to include mechanism for viability reviews and 'clawback' clauses (or similar) to ensure the fullest possible compliance with Local Plan policy is achieved where the viability of the scheme improves before completion.

Policy D1 Delivery of Infrastructure

- A. New development must be served and supported by appropriate on and off-site infrastructure and services as identified through the Infrastructure Delivery Plan Schedules.
- B. The delivery of infrastructure either directly or through contributions will be sought where this is necessary to make the development acceptable, is directly related to the development and is fairly and reasonably related in scale to the development. In assessing the need for particular kinds of infrastructure, full regard will be had to the Infrastructure Delivery Plan Schedules.
- C. Proposals must demonstrate that there is sufficient appropriate infrastructure capacity to support the development or that such capacity will be delivered by the proposed development. Applications must be able to demonstrate that such capacity will prove to be sufficient and sustainable over time both in physical and financial terms.

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

- D. Where a proposed development is required to provide and/or contribute towards additional infrastructure capacity to support the growth, measures must be agreed with the Council and the appropriate infrastructure provider. Such measures may include (but are not limited to):
- (i) financial contributions towards new or expanded facilities and the maintenance thereof;
 - (ii) on-site construction of new provision;
 - (iii) off-site capacity improvement works; and/or
 - (iv) the provision of land.
- For the purposes of this Policy, a wide definition of infrastructure and infrastructure providers will be applied.
- E. Infrastructure and services required as a consequence of development and provision for their maintenance, where appropriate, will be sought from developers and secured through planning obligations prior to the issue of planning permission.
- F. Exceptions to this Policy will only be considered if:
- (i) it can be demonstrated that the benefit of the development proceeding without full mitigation outweighs the harm;
 - (ii) viability assessment (with supporting evidence), which is transparent and complies with any relevant national or local guidance applicable at the time, demonstrates that full mitigation is not viable to allow the development to proceed;
 - (iii) it can be demonstrated that a full and thorough investigation has been undertaken to find innovative solutions to make the necessary provision and all possible steps have been taken to minimise the residual level of unmitigated impacts; and
 - (iv) obligations are entered into by the developer that provide for appropriate additional mitigation in the event that viability improves prior to completion of the development.
- G. In negotiating planning obligations, the Council will take into account economic viability. Where relevant, development proposals should be supported by a viability assessment (with supporting evidence), which is transparent and complies with relevant national and local guidance applicable at the time. Where a viability assessment has been submitted the Council will

undertake an independent review of that assessment for which the applicant will bear the cost.

- H. Where viability constraints can be demonstrated by evidence, the Council may consider prioritising contributions in line with the IDP schedules and phasing developer contributions appropriately.
- I. Development proposals within the Garden Communities (as identified by Policy SP4) will be expected to contribute collectively, equitably and proportionally towards delivering the identified infrastructure requirements related to each of the sites.
- J. Developers and landowners must work positively with the Council, other local authorities and infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with published policies and guidance.

Essential Facilities and Services

- 6.17 Over the Plan period, increased levels of provision of essential facilities and services will be required to support growth and development. These essential facilities and services are:
- Education – early years, primary, secondary and post-16 education;
 - Health – primary care (including GPs), acute and mental health care; and
 - Emergency Services – Fire, Police and Ambulance.
- 6.18 The scale and range of this provision will need to be appropriate to the level of demand generated by development, and should address the specific needs of different groups of people. The timely delivery of services and facilities will be important to ensure the District can accommodate growth in a sustainable way.

Education

- 6.19 Access to high quality education is an important element of building and supporting sustainable

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

communities and promoting economic prosperity. The Infrastructure Delivery Plan Schedules set out the future requirements for education services over the Plan period.

6.20 Essex County Council is the Children's Services Authority, and has the statutory duty to secure sufficient places in state funded schools, free early years education and post-16 education for all children and young people. The Education Act 2011 represented a shift in the County Council's role from a direct provider to a commissioner of school places. The County Council and District Council will therefore work in partnership with a wide variety of education providers to ensure that the needs of the District are met.

6.21 Essex County Council seeks contributions, where appropriate, from developments of 20 or more dwellings to mitigate the impact on education facilities. For large developments, where the need for a new school is identified, it should be provided on site to meet the needs of the new population. For smaller developments which do not in themselves generate sufficient demand for a new school but which put pressure on existing establishments, financial contributions towards new, expanded or improved off-site facilities will be sought. Contributions will not be sought on sites smaller than ten dwellings, unless their co-location with other sites would have a cumulative impact. More information is provided in Essex County Council's Developers' Guide to Infrastructure Contributions and the IDPs.

6.22 Education facilities should be provided in accessible locations. The Council will support proposals for dual use of school facilities and the joint provision and co-location of compatible facilities (such as education campuses or co-located sports or community facilities). Development must also ensure good accessibility to schools through the provision of safe, direct routes by sustainable and active modes of transport. The creation of a safe and attractive environment around schools will also be required.

6.23 Over the Plan period it is anticipated that models of health service delivery in the District will change, with increased emphasis on providing primary care 'hubs' delivering a range of services in the community, including GPs, dentists, optometrists, pharmacists, district nurses, therapists, mental health nurses, health care assistants, palliative care nurses and health visitors. These facilities will offer new, innovative ways of providing care and reducing the need to attend hospitals. As such, opportunities for the co-location of compatible services and facilities will be supported where this is practical and cost efficient to service.

6.24 Developers will be expected, where appropriate, to make contributions towards new, expanded or improved health facilities to meet the needs of additional residents. These facilities may be provided on-site (in the case of large-scale development proposals) or contributions may be required for new, improved or expanded off-site facilities.

6.25 The Princess Alexandra Hospital NHS Trust is currently considering options to meet its future service requirements through a Strategic Outline Business Case. This work concerns the potential to relocate the Princess Alexandra Hospital (PAH) from its current site within Harlow to land within the East of Harlow Garden Community (see Policy SP4). Planning applications for the hospital campus may come forward in advance of the endorsement of the Strategic Masterplan for East of Harlow in order to meet strategic need, although they will need to address the Strategic Masterplan considerations set out in policy.

6.26 In this context, both the District and County Council's will work cooperatively with all relevant stakeholders to ensure the future provision of high quality healthcare facilities and services to serve the wider area. These facilities will respond effectively to planned and sustained growth. The replacement/relocation of PAH is considered to play an important role in this.

6.27 Public Health objectives focus on health improvement and supporting communities to

Health

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

remain healthy. An Essex Health and Wellbeing Board and a local Health and Wellbeing Board has been established. Essex County Council, Epping Forest District Council and wider health and care providers strategies focus on the implementation of preventative measures to help reduce poor health across the County. Accordingly, most residential developments can promote healthy living through their design, thus contributing towards overarching public health priorities and helping to reduce some of the overall impacts of development.

- 6.28 National planning policy and guidance defines a healthy community as a place that supports healthy behaviours and supports reductions in health inequalities. Planning policies and decisions should aim to achieve healthy, inclusive and safe places. Local authorities have a role in creating a healthy community and the Council will work closely with relevant stakeholders, developers and communities to ensure that future development in the District takes into account the need to improve the health and wellbeing of local residents (and workers) including access to appropriate health and care infrastructure.
- 6.29 For large development proposals, the extent of potential health impacts should be assessed through a Health Impact Assessment (HIA) to ensure that the development will help to encourage opportunities for healthy living and ensure access to appropriate healthcare services continues to be provided for the new development and community as a whole. The HIA should consider the positive and less positive impacts upon healthy living, as well as additional demands that are placed upon the capacity of health and care services arising from the development. The assessment must consider wider impacts on health and provide recommendations on how the development will impact upon these. HIAs should be prepared in accordance with local guidance and best practice, including guidance published by the Essex Planning Officers' Association. HIA should be prepared in line with the Council's Local List of Validation Requirements. Early advice on the type and scope of the HIA should be sought

from the Council and additional advice may be provided by the Epping Forest District Health and Wellbeing Team.

Policy D2 Essential Facilities and Services

- A. Development proposals will be permitted only where they provide or improve the essential facilities and services required to serve the scale of the proposed development.
- B. Development proposals which would be detrimental to or result in the loss of essential facilities and services that meet community needs and support wellbeing will only be permitted where it can be clearly demonstrated that:
 - (i) the service or facility is no longer needed; or
 - (ii) it is demonstrated that it is no longer practical, desirable or viable to retain them; or
 - (iii) the proposals will provide sufficient community benefit to outweigh the loss of the existing facility or service; or
 - (iv) a suitable replacement service or facility of an equivalent or higher standard is provided on site or in an appropriate alternative location which is accessible to local residents affected by the loss.
- C. Proposals for new facilities will be supported where they meet an identified local need. The Council will work with local communities and support proposals to retain, improve or re-use essential facilities and services. These include those set out in Neighbourhood Plans or Development Orders, including Community Right to Build Orders, along with appropriate supporting development which may make such provision economically viable.
- D. To ensure new developments have a positive impact on the health and wellbeing of residents, and address issues of health deprivation and health inequality in the District, the Council will require:
 - (i) use Class C3 development in excess of 50 units and all Use Class C2 development and/or employment development in excess of 1,000 square metres floorspace to be accompanied by a Health Impact Assessment prepared in accordance with local guidance. Where detrimental impact to health and

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

wellbeing is identified, planning permission will be refused unless the impact identified can be mitigated through the design, infrastructure provision and/or funding to meet the health requirements, or by other measures; and

- (ii) where appropriate new development will be expected to contribute towards the provision of built facilities and other improvements to healthcare services.

infrastructure to meet the needs of the development. Applicants will be expected to consult with utilities providers to ensure this is the case, and may be required to undertake assessments to demonstrate sufficient capacity. The Council will expect developers and utilities providers to work together to ensure the appropriate provision of required utilities at the right time.

- B. Large-scale developments may need to be phased to ensure there is sufficient capacity, and that any required upgrades can take place at the right time.

Utilities

- 6.30 Utilities infrastructure includes water, waste water and sewage treatment, solid waste, gas and electricity. In order to bring forward development, sufficient capacity is required across each to meet the needs of the development.

Approach

- 6.31 The Council will work with utility service providers to secure the provision of utilities infrastructure (including water, waste water and sewage treatment, solid waste, gas and electricity) needed to serve existing and new communities. The IDP Schedules set out the future requirements for new and upgraded utilities over the Plan period.
- 6.32 Planning permission will be granted for proposals only where there is sufficient capacity within the utilities infrastructure or where it has been demonstrated that capacity is capable of being provided in a timely manner in order to meet the needs of the development. Developers will be expected to consult with utilities providers to ensure this is the case. In order to bring forward large allocations, in particular the Garden Communities, development may need to be phased to ensure utilities infrastructure is in place.

Policy D3 Utilities

- A. Planning permission will be granted for proposals only where it can be demonstrated that there will be sufficient capacity within the utilities

Community, Leisure and Cultural Facilities

- 6.33 National planning policy emphasises the need for local authorities to plan for healthy and inclusive communities.
- 6.34 Community, leisure and cultural facilities make a vital contribution to the social and economic life of a community, particularly in rural areas. They are often especially important to elderly people and those who do not have easy access to transport. Access to a range of community facilities provides significant benefits including promoting health and wellbeing, facilitating social inclusion and encouraging education and learning. The loss of such facilities through redevelopment and change of use is detrimental to the fabric of communities and should be resisted. Population growth and demographic change places additional demands on provision and the needs associated with growth need to be planned for.

Approach

- 6.35 The Council will safeguard against the unnecessary loss of valued facilities and services. It will also plan positively for the improvement of existing facilities and the provision of new shared spaces and community facilities. The Council will work with partners in the public, private and voluntary sector to achieve this.
- 6.36 The Plan is informed by the Playing Pitch Strategy and Built Facilities Strategy which

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

identify facilities of particular value that require protection. This evidence should be used alongside the application of this Policy.

- 6.37 Community, leisure and cultural facilities encompass a wide range of facilities and services including library provision, community halls, cultural facilities such as arts centres and museums as well as pubs, leisure centres and other sports facilities.
- 6.38 The District and County Councils are moving towards a more integrated model for the provision of many types of community facilities. The District Council will therefore encourage a more flexible use of community space and maximise opportunities to co-locate activities and services where possible. This makes most efficient use of buildings as well as providing a better and more integrated service to residents. As part of this approach there may be the potential to co-locate a range of services including for example library provision, some forms of early years provision, youth services as well as general multi-purpose community space within one building or facility. This will make village and community halls more valued to a broader spectrum of the community. Digital technologies and innovative ways of providing library services can engage and encourage new users, including by operating satellite or mobile libraries.
- 6.39 Access to a range of indoor sports and leisure facilities is also vital for healthy communities. The Council will ensure existing facilities are retained and improved where possible. The Council supports dual use of school sports facilities by the community.
- 6.40 Development proposals should make provision for community, cultural and leisure facilities in a way that is proportionate to the scale of development proposed. Strategic and large-scale development will be expected to include on-site provision where feasible. For smaller developments, financial contributions may be sought in line with any standards to be set in the IDP and Essex County Council's Developers' Guide to Infrastructure Contributions.

- 6.41 In some instances, it may be necessary to consolidate or relocate facilities to better serve the increasing population and provide more accessible facilities. Where this is appropriate there should be no net loss of community, leisure or cultural facilities.
- 6.42 In order to retain sites for community, leisure and cultural uses and meet the identified need, the Council will require robust evidence from applicants seeking to demonstrate that there is no longer a reasonable prospect of the site's continued use for community purposes before considering its release to other uses. Differing requirements will need to be met depending upon the size, nature and location of the site or property. It should be marketed effectively for a minimum of 12 months at a value which is comparable to the local market for its authorised use. It must also be demonstrated that the continuous use of the site is no longer viable, taking into account the site's existing and potential long term market demand for the authorised use(s).

Policy D4 Community, Leisure and Cultural Facilities

- A. Development proposals will be permitted where they:
- (i) retain and maintain existing facilities that are valued by the community; or
 - (ii) improve the quality and capacity of facilities valued by the community.
- B. Proposed developments should contribute to the provision of new or improved community, leisure and cultural facilities in a way that is proportionate to the scale of the proposed development and in accordance with the standards in the Infrastructure Delivery Plans and Essex County Council's Developers' Guide to Infrastructure Contributions.
- C. Developers will be expected to provide on-site provision where possible, or where appropriate, a financial contribution towards either off-site provision, or the enhancement of existing off-site facilities. This will be determined on a site-by-site basis.
- D. Financial contributions will be sought for the on-going maintenance of community facilities, where

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appropriate.

- E. The provision of new facilities will be appropriately phased to meet the needs of the community they are provided for.
- F. Where opportunities exist, the Council will support the co-location of community, leisure and cultural facilities and other local services.
- G. Proposals that would result in the loss of valued facilities currently or last used for the provision of community, leisure and cultural activities will only be permitted if it is demonstrated that:
 - (i) the facility is no longer needed for any of the functions that it can perform; or
 - (ii) it is demonstrated that it is no longer practical, desirable or viable to retain them and the applicant can demonstrate through evidence, including marketing of the site, that there is no longer a reasonable prospect of the site being used for the existing community use; or
 - (iii) any proposed replacement or improved facilities will be equivalent or better in terms of quality, quantity and accessibility and there will be no overall reduction in the level of facilities in the area in which the existing development is located; or
 - (iv) the proposal will clearly provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.
- H. The Council will work positively with national governing bodies and communities, including local voluntary organisations, and support proposals to develop, retain, improve or re-use community, leisure or cultural facilities, along with the appropriate supporting development which may make such provision economically viable. These include those set out in Neighbourhood Plans or Development Orders including Community Right to Build Orders.

Communications Infrastructure

- 6.43 National planning policy requires local authorities to facilitate telecommunications development, including high speed broadband technology. An effective telecommunications network is essential to support sustainable economic growth and development and to

provide services to local communities. Visual impacts of telecommunications development should be minimised as far as possible.

Approach

- 6.44 There are currently parts of the District that have slow speeds of internet connectivity. The Council will seek to ensure that all new development, and wherever possible, all residents and business have superfast speeds of internet connectivity. The Council addresses this matter in the IDPs which accompany the Local Plan.

Policy D5 Communications Infrastructure

- A. The Council will promote enhanced digital connectivity throughout the District by supporting high speed broadband and telecommunication infrastructure. In particular, major development proposals should demonstrate how high speed broadband infrastructure will be accommodated within the development.
- B. Applications for telecommunications development (including for prior approval under Part 16 of the General Permitted Development Order, or any other such future Order) will be considered in accordance with national planning policy. The visual impacts of telecommunications proposals should be minimised, particularly on rooftops/roof slopes.

Neighbourhood Planning

- 6.45 Neighbourhood Plans provide a mechanism for communities to bring forward development and to have a say in the location of development.
- 6.46 The Local Plan sets out the strategic policies in paragraph 1.12 to provide the framework for delivery of homes, jobs and infrastructure in the District. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. 'Made' (i.e. adopted) Neighbourhood Plans will work alongside, and where appropriate replace, the non-strategic policies in the Local Plan where they overlap.

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

Approach

- 6.47 The Council will support the relevant representatives from local communities to identify the most appropriate means of meeting local community needs through Neighbourhood Planning and through rural exception schemes. Collaboration between the community and the Council is critical to ensure strategic requirements are met.

Policy D6 Neighbourhood Planning

- A. The Council will support the preparation and production of Neighbourhood Plans. Neighbourhood Plans should:
- (i) show how they are contributing towards the strategic objectives of the Local Plan and that they are in general conformity with its strategic approach and policies;
 - (ii) clearly set out how they will promote sustainable development at the same level or above that which would be delivered through the Local Plan; and
 - (iii) be supported by evidence on local need for new homes, jobs and facilities.

Monitoring, Local Plan Review and Enforcement

- 6.48 Monitoring the implementation of the Plan policies is required in order to quantify and report progress in delivery. It also enables the Council to monitor the effectiveness of policies on an ongoing basis. Local Plans need to be reviewed regularly to assess how well policies and proposals are being implemented and to ensure that they are up to date. Monitoring together with the consideration of wider factors, provides the objective basis necessary for such reviews
- 6.49 On occasion there are breaches of planning controls in the District as a result of development being undertaken without the required planning permission or a failure to comply with conditions or limitations on planning permissions. The Council, as local planning authority, has the discretion to take whatever enforcement action is considered

necessary in the public interest, when considered expedient to do so having regard to the Local Plan and any other material considerations. This process should be transparent so that people understand what action the Council is likely to take in response to alleged breaches of planning control.

Approach

- 6.50 The indicators against which policies in the Plan will be monitored are listed in Appendix three. This information will be collected as part of the preparation of the Authority's Monitoring Report.
- 6.51 In order to manage and monitor planning obligations and unilateral undertakings, a database will be maintained to include details of the development site, relevant dates for receipt of funds, the purpose of the obligation, level of funding received and the timescale for delivery of the infrastructure.
- 6.52 The Council will keep an up-to-date Local Enforcement Plan to manage enforcement proactively in a way considered appropriate to the District, and in line with national planning policy. The Local Enforcement Plan sets out how the Council will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take appropriate action as considered necessary.
- 6.53 In accordance with national planning policy and relevant Regulations, the Council will review policies within the Plan to assess whether or not they need updating at least every five years. The first review will be completed no later than five years from the adoption date of the Local Plan,
- 6.54 When reviewing the policies within the Local Plan the Council will take into account the most up to date monitoring available as reflected in the latest Authority Monitoring Report, in addition to a range of other local and national factors.
- 6.55 This Policy also includes a number of instances where, should relevant circumstances arise, the Council will undertake an earlier review of the Local Plan and its policies and, where necessary,

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

undertake an update of any relevant Local Plan policies.

- 6.56 On completion of the review the Council will publish its conclusions, clearly indicating which policies (if any) need to be updated, and the reasons for this decision. If one or more policies do need updating, the Council will simultaneously publish an updated Local Development Scheme setting out the timetable for the update to be produced and submitted for Independent Examination.

Policy D7 Monitoring, Local Plan Review and Enforcement

- A. The Council will monitor the implementation of the Local Plan policies and infrastructure provision and report the results on an annual basis.
- B. The Council will deal with the enforcement of planning controls in accordance with the Council's Local Enforcement Plan.
- C. The Council will complete a review of the Local Plan policies and publish its conclusions at least every five years. Conclusions from the first review will be published no later than five years from the adoption date of the Local Plan.
- D. The Council will have particular regard to the following factors when reviewing policies within the Local Plan and determining whether or not relevant policies require updating:
- the latest Authority Monitoring Report, including reported progress against the requirements for the planned delivery of development and infrastructure;
 - conformity of policies with national planning policy;
 - changes to local circumstances (including a change in local housing need);
 - transport modal shift and the takeup of ultra low emission vehicles;
 - appeals performance;
 - significant local, regional or national economic changes; and
 - progress in plan-making activities by other local authorities.
- E. Where appropriate, the Council will commence an earlier review of the Local Plan to address

significant changes in circumstances. The Council will promptly commence a review of the Local Plan and update relevant policies accordingly if:

- the Authority Monitoring Report demonstrates that annual housing delivery is less than 75% of the annualised requirement or the projected completion rate (whichever is the lower) for three consecutive years; or
- the Council cannot demonstrate a five-year supply of deliverable housing land against the requirements established through the Local Plan and Housing Implementation Strategy.

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

Appendix One

Acronyms and Glossary

Appendix 1 Acronyms and Glossary

Acronym	Full Name
AMR	Authority Monitoring Report
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
CCG	Clinical Commissioning Group
CCHP	Combined Cooling, Heat and Power
CDA	Critical Drainage Area
CHP	Combined Heat and Power
CIL	Community Infrastructure Levy
CO ₂	Carbon Dioxide
DCLG	Department for Communities and Local Government
DPD	Development Plan Document
DpH	Dwellings per Hectare
EIA	Environmental Impact Assessment
EPOA	Essex Planning Officers Association
FEMA	Functional Economic Market Area
FRA	Flood Risk Assessment
FRAZ	Flood Risk Assessment Zone
GP	General Practitioner
HGV	Heavy Goods Vehicle
HMA	Housing Market Area
HRA	Habitats Regulations Assessment

HSE	Health and Safety Executive
IDP	Infrastructure Delivery Plan
LDS	Local Development Scheme
LEP	Local Economic Partnership
LNR	Local Nature Reserve
LP	Local Plan
LSCC	London Stansted Cambridge Corridor (now known as UK Innovation Corridor)
LSOA	Lower Super Output Area
LSP	Local Strategic Partnership
LVRP	Lee Valley Regional Park
LoWS	Local Wildlife Site
MoU	Memorandum of Understanding
NO ₂	Nitrogen Dioxide
NOMIS	National Online Manpower Information System
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
NVQ	National Vocational Qualifications
OAEN	Objectively Assessed Economic Need
OAHN	Objectively Assessed Housing Need
OJEC	Official Journal of the European Union
ONS	Office for National Statistics
PDF	Park Development Framework
PPG	Planning Practice Guidance

Appendix 1: Acronyms and Glossary

SA	Sustainability Appraisal
SAC	Special Area of Conservation
SCI	Statement of Community Involvement
SHMA	Strategic Housing Market Assessment
SFRA	Strategic Flood Risk Assessment
SLAA	Strategic Land Availability Assessment
SMEs	Small and Medium Sized Enterprises
SNPP	Sub-National Population Projections
SOC	Standard Occupational Classification
SPA	Special Protection Area
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
SWMP	Surface Water Management Plan
VDS	Village Design Statement

Glossary

Accessible and Adaptable Dwellings Standards

Standards for layout and circulation space set within the Building Regulations 2010 as amended in 2015 and 2016. Refer to “Approved Document M: Access to and use of buildings Volume 1, dwellings” HM Government.

Active Design

Active Design is a combination of 10 principles that promote activity, health and stronger communities through the way towns and cities are designed and built. The 10 principles have been developed to inspire and inform the layout of cities, towns, villages, neighbourhoods, buildings, streets and open spaces, to promote sport and active lifestyles.

Advertisement

The term advertisement covers a wide range of advertisements and signs including: posters and notices; placards and boards; fascia signs and projecting signs; pole signs and canopy signs; models and devices; advance signs and directional signs; estate agents' boards; captive balloon advertising (not balloons in flight); flag advertisements; price markers and price displays; traffic signs; and town and village name-signs.

Affordable Homes

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions of affordable housing as defined in the NPPF.

Agricultural Land Classification

Agricultural Land Classification (ALC) is a system used in England and Wales to grade the quality of land for agricultural use, according to its physical or chemical characteristics. The system classifies land into five grades: Grade 1 (excellent), 2 (very good), 3a (good), 3b (moderate), 4 (poor) and 5 (very poor). National planning policy seeks to protect the loss of the Best and Most Versatile agricultural land to development, and local authorities should direct development to

areas of poorer quality land for development in preference to that of a higher quality. Best and Most Versatile agricultural land is land in ALC grades 1, 2 and 3a. It should be noted that the splitting of Grades 3a and 3b is undertaken by local authorities. This further work has not been undertaken by the Council and therefore agricultural land data for the District is only available for Grade 3 as a whole, and not Grade 3a and 3b.

Air Quality Management Areas

These are areas, identified by a local authority, where the national air quality objectives appear unlikely to be achieved by the relevant deadlines. When such an area has been identified, an Air Quality Management Area (AQMA) must be declared there by the local authority. The area affected can vary in scale.

Air Quality Action Plan

A detailed description of measures, outcomes, achievement dates and implementation methods, showing how the local authority intends to achieve air quality limit values.

Amenity Space

Private residential outdoor space, provided for use on a sole or communal basis, which enables the enjoyment of the property.

Ancient Tree

A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All Ancient Trees are Veteran Trees. Not all Veteran Trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient Woodland

An area that has been wooded continuously since 1600 AD.

Appropriate Assessment

An assessment of the effect of a development on a Europe-wide network of sites of international importance for nature conservation. The network comprises Special Protection Areas under the Birds Directive and Special Areas of Conservation under the Habitats Directive (collectively referred to as European

Appendix 1: Acronyms and Glossary

sites). An appropriate assessment must identify and examine the implications of the proposed plan or project for the designated features present on that site.

Arboricultural Implications Assessment

Also known as an Arboricultural Impact Assessment or Appraisal, is a type of tree survey that considers how a proposed development and its associated trees will co-exist and interact in the present and future.

Article 4 Direction

A legal mechanism which withdraws deemed planning permission granted by the General Permitted Development Order.

Authority Monitoring Report

Produced by the Council annually to provide an assessment of the progress made against targets and the performance of policies in the Local Plan. The monitoring period will generally be from April to March. Previous editions were known as the Annual Monitoring Report.

Basement Impact Assessment

The Basement Impact Assessment should determine the scheme's impact on drainage, flooding, groundwater conditions and structural stability. A Basement Impact Assessment should include the following:

- screening and scoping studies;
- site investigations to address geotechnical and hydrogeological issues, existing buildings and structures, watercourses, trees, underground utilities, constructed/consented schemes in proximity etc;
- consideration of archaeological issues;
- flood risk and hydrological assessments;
- numerical modelling of ground movements and ground/ slope stability; and
- consideration of design issues such as impact on character, architecture, landscaping, biodiversity and trees, and sustainable design.

Biodiversity

The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.

Blue Infrastructure

Infrastructure provision relating to water. This includes natural features such as rivers, streams and ponds, semi-natural features such as sustainable drainage systems, bio-swales and canals, and other engineering features such as dams, weirs and culverts. Blue and green infrastructure are often considered together, placing emphasis on the importance of biodiversity and flood risk mitigation.

Building Research Establishment

The Building Research Establishment (BRE) is an organisation that carries out research, consultancy and testing for the construction and built environment sectors in the United Kingdom.

BREEAM

BREEAM is an environment assessment and rating method for buildings recognised nationally and abroad. The assessment evaluates a building's specification, design, construction and use, and aims to encourage low carbon and low impact design, to minimise energy use and maximise the use of low carbon technologies.

Brownfield

See 'Previously Developed Land'.

Brownfield Land Register

Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Bungalow

A house having only one storey. A bungalow can have accommodation in the roof-space served by accompanying roof-lights and dormer windows. This means that converting the loft of the existing roof to form additional internal accommodation does not result in the loss of that bungalow.

Carbon Footprint

The amount of carbon dioxide released into the atmosphere as a result of the particular individual, organisation or community. The carbon footprint of a development is counted over its lifetime i.e. the materials used and their sources, construction, lifetime use and demolition.

Climate Change Adaptation

Adjustments made to natural or human systems in response to actual impacts of climate change to mitigate harm or exploit beneficial opportunities.

Climate Change Allowances for Flood Risk

Climate change allowances are predictions of anticipated change for:

- peak river flow
- peak rainfall intensity
- sea level rise
- offshore wind speed and extreme wave height

To increase resilience to flooding and coastal change, allowances should be made for climate change in a flood risk assessment. There are allowances for different climate scenarios over different epochs, or periods of time, over the coming century. They include figures for extreme climate change scenarios, known as High++ (H++) allowances.

Climate Change Mitigation

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Code for Sustainable Homes

The Code for Sustainable Homes (DCLG, 2008) was a set of national standards for the sustainable design and construction of new homes, using a one to six star rating to identify the overall sustainability performance of a new home.

Combined Cooling, Heat and Power

Combined Heat and Power comprises an efficient process that captures and uses the heat that is a by-product of electricity generation. It is also known as combined cooling, heat and power when a CHP system is used in conjunction with an absorption chiller to provide electricity, heat and cooling.

Community Facilities and Services

Community facilities and services provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

Community Infrastructure Levy

A planning charge, introduced by the Planning Act 2008, which can be levied by local planning authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in their area.

Community-led Housing

Housing that is built, controlled and owned by the community. Schemes that are genuinely community-led share three common principles: meaningful community engagement and consent throughout the development process (communities do not necessarily have to initiate the conversation, or build homes themselves); the community group or organisation will take a long-term formal role in the ownership, stewardship, or management of the homes; and the benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

Community Right to Build Order

An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Concept Framework Plan

A document that sets out how development and infrastructure can be delivered in a coordinated way for two or more allocation sites. The document should address key place shaping issues such as housing mix, design principles, provision of greenspace, approach to mitigating impact on heritage assets, include a movement strategy for vehicles, pedestrians and cyclists, and on-site and off-site infrastructure requirements, in order to ensure that a comprehensive and cohesive approach is taken. The document should be produced and undertaken jointly by the landowners/promoters of the relevant sites.

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Planning applications and any other consenting mechanisms for sites located within a Concept Framework Plan Area should be accompanied by and have regard to the Concept Framework Plan which has been endorsed by the Council. The endorsed Concept Framework Plan will be taken into account as an important material consideration in the determination of any planning applications.

Connectivity

The state of being connected, or degree to which places and people are connected e.g. by transport systems including footpath networks.

Controlled Parking Zone

An area where on street parking is controlled through the use of parking restrictions at particular times of day and in particular locations. Residents are required to have a valid permit, and parking violations are enforced through parking fines.

Conservation Area

An area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance. Local planning authorities have a duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate conservation areas.

Construction Management Statement

Explains the methods used in the construction of a development and can include measures such as the time periods in the day over which construction occurs and delivery times for materials etc.

Countryside

Land beyond the built edge of settlements.

Critical Drainage Area

Identified in surface water management plans, these are areas particularly susceptible to surface water flooding.

Custom Housebuilding

Custom housebuilding is where an individual builds their own home or contracts a builder to create a 'custom built' home for them.

Deemed Consent

The term 'deemed consent' refers to the consent permitted for types of advertisements listed in Schedule 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).

Design and Access Statements

A Design and Access Statement is a report accompanying and supporting a planning application to illustrate the process that has led to the development proposal and to explain and justify the proposal in a structured way. One statement should cover both design and access, allowing applicants to demonstrate an integrated approach that will deliver inclusive design and address a full range of access requirements throughout the design process. The aim is to help ensure development proposals are based on a thoughtful design process and a sustainable approach to access.

Design Code

A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build on a design vision such as a masterplan or other design and development framework for a site or area.

Development

'Development' includes building operations (e.g. structural alterations, construction, rebuilding, most demolition); material changes of use of land and buildings; engineering operations (e.g. groundworks); mining operations; other operations normally carried out by a person operating a business as a builder; subdivision of a building (or any part of it) used as a dwelling house for the use as two or more separate dwelling houses. As defined by section 55 of the Town and Country Planning Act 1990 (as amended).

Development Brief

Development briefs guide the future redevelopment of specific sites to achieve the comprehensive and holistic redevelopment. By providing more detailed site analysis, development principles and an urban

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design framework, they provide landowners, developers and the wider community, with clear guidance for all new development within the development brief area.

Development Proposals

Any proposed development scheme presented/submitted to the Council for consideration or determination. This includes, planning applications (outline or full), other consenting mechanisms and proposals submitted as part of pre-application enquiries.

Duty to Co-Operate

Introduced in the Localism Act 2011, it is a legal duty placed on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. Local planning authorities must demonstrate how they have complied with the duty at the independent examination of their Local Plans.

Employment Use and Employment Site

Employment uses include all those within Classes E, B2 and B8 of the Use Classes Order and Sui Generis uses of an employment character and employment sites are sites that contain a predominance of such uses.

Enabling Development

Enabling Development means development that would otherwise conflict with planning policies but which would secure significant public benefits for the future conservation of a heritage asset sufficient to justify it being carried out. **Enterprise Zone**

A government initiative whereby relief is given for business rates and some business taxes and a simplified planning process applies to the area.

Environmental Impact Assessment

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Epping Forest Buffer Land

Areas of land around the fringes of Epping Forest owned by the City of London Corporation and managed by the Conservators of the Forest. The purpose of Buffer Land is to protect the rural environment of the Forest and provide a natural barrier of land for recreation and complementary wildlife habitats.

European Habitats Directive 92/43/EEC

Is a Directive adopted in respect of the conservation of natural habitats of wild plants and animals included in UK law through the Conservation of Habitats and Species Regulations 2010.

European Site

A site protected for its importance to biodiversity. Sites are defined in Regulation 8 of the Conservation of Habitats and Species Regulations 2010 and include Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas.

Evidence Base

The information and data gathered to justify the policy approach set out in the Local Plan, including physical, economic, and social characteristics of an area.

Exception Test

The exception test looks at the safety of the site and must demonstrate that the development will be safe from flooding for its lifetime, and that it will not increase flood risk elsewhere. The exception test should also show that the benefits of the proposal outweigh the risks associated with building in an area at risk of flooding.

Family Housing

Family housing is generally defined as having three or more bedrooms.

Flood Zone

Flood Zone 1 consists of Low Probability Land which has less than a 1 in 1,000 annual probability of river or sea flooding. These areas consist of all land outside Zones 2 and 3.

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Flood Zone 2 consists of Medium Probability Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.

Flood Zone 3a consists of High Probability Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 2.

Food Security

All people, at all times, having physical and economic access to sufficient, safe and nutritious food that meets their dietary needs and food preferences for an active and healthy life.

Functional Economic Market Area

Patterns of economic activity vary from place to place. While there is no standard approach to defining a functional economic market area, it is possible to define them by taking account of factors including:

- extent of any Local Enterprise Partnership within the area;
- travel to work areas;
- housing market area;
- flow of goods, services and information within the local economy;
- service market for consumers;
- administrative area;
- catchment areas of facilities providing cultural and social well-being; and
- transport network.

Garden Communities

Large scale development planned in a holistic and comprehensive way, including extensions to existing settlements. Development of this nature is based on the Garden City principles developed by the Town and Country Planning Association. These aim to improve quality of life by providing high quality design; infrastructure appropriate for the needs of the society such as public transport, public services, education and health facilities as well as community facilities and provision of greenspaces, gardens, open spaces and landscaped areas integral to their design.

Geodiversity

Refers to the variety of the geological and physical elements of nature, such as minerals, rocks, soils, fossils and landforms, and active geological and geomorphological processes.

Glasshouse

A structure with walls and roof made primarily of transparent material, such as glass, in which plants requiring regulated climatic conditions are grown.

Green and Blue Corridors

A natural linear feature/habitat that supports biodiversity, primarily by enabling wildlife to move along it and connect to other wildlife populations and habitats as part of a network. Green Corridors include features such as woodland and hedgerows, railway embankments or grass verges. Blue Corridors include features such as rivers, streams, ponds, wetlands and sustainable drainage measures and can facilitate natural hydrological processes while minimising flooding.

Green Belt

Land protected by a policy and land use designation to protect areas of largely undeveloped or agricultural land surrounding or neighbouring urban areas. Review of Green Belt boundaries is undertaken as part of the production of Local Plans where Green Belt exists.

Greenfield

Land which has not previously been developed, or where development has previously taken place, but the land has reverted to a natural state and the remains of permanent structures or fixed surface structures have blended into the landscape in the process of time. See 'Previously Developed Land'.

Greenfield runoff

The runoff that would occur from the site in its undeveloped and undisturbed state. Greenfield runoff characteristics are described by peak flow and volumes of runoff for rainfall events of specified duration and return period (frequency of occurrence).

Green Infrastructure

Is a network of high quality and multifunctional greenspaces, both urban and rural, including but not

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limited to environmental features such as parks, public open spaces, playing fields, sports pitches, woodlands, and allotments, which are capable of delivering a wide range of environmental and quality of life benefits for local communities.

Green links

Sites or characteristics that link spaces e.g. a hedgerow with footpath, or a riverbank.

Green Wall

A wall partially or completely covered in vegetation that includes a growing medium such as soil and usually has a watering system incorporated. They are also known as living walls or vertical gardens and they provide insulation to a building.

Green Roof

The roof of a building which is partially or completely covered with plants, which is generally believed to assist in reducing surface water runoff from buildings, enhance biodiversity, reduce the visual impact of a building (in some locations) and effect the heat retention of a building.

Grey Water Systems

Enable grey water - Domestic wastewater (excluding sewage) to be treated and reused within the home and garden.

Groundwater Source Protection Zone

Identified by the Environment Agency this is a zone that shows the potential for contaminant migration into sources of drinking water from any activities that might cause pollution in the area. The aim is to assist in pollution prevention.

Grow-on Space

A larger employment workspace than that which a business currently occupies. Often referring for example, to businesses that have grown to the extent that they are too large to be accommodated in incubator space or enterprise centres, but are still too small to occupy large, often freestanding, offices or factory/workspace units.

Habitats Regulation Assessment

Refers to the several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it.

Heritage Asset

A building, monument, site, place, area or landscape, or archaeological remains identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage Statement

A heritage statement describes the significance of a heritage asset affected by proposed development including any setting. What might be included in it will depend upon the significance of the asset and the level of development proposed.

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographical area for public benefit and use.

Home Quality Mark

The Home Quality Mark (HQM) is an independently assessed certification scheme for new homes. It awards certificates with a simple 1- 5-star rating for the standard of a home's design, construction and sustainability.

Indicative Development Area

In the context of site allocations, it is the area of the site which is identified as being suitable for

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development and is commonly referred to as the 'gross' site area. This does not include areas that are subject to policy constraints including flood risk and protected habitats.

Indicative Net Density

In the context of residential site allocations, it is the density of development, measured in dwellings per Hectare (DpH) that is expected to come forward on the parts of the site developed for housing (the 'net' site area). This includes houses/flats, private garden space, car parking areas, incidental open space and children's play areas. For larger sites, an allowance for land will be required to account for other items such as major distributor roads, education and community uses, other land uses such as retail and employment incidental to the development and larger areas of strategic open space provision such as recreation areas and landscape buffers.

Indicative Net Capacity

In the context of residential site allocations, it is the number of new additional homes that can be delivered on a site. Where there are currently existing homes located within a site allocation, the indicative net capacity is equal to the total capacity of the site minus the existing number of homes.

Infill Development

Infill development refers to the development of a small gap in an otherwise continuous built up frontage, or the small-scale redevelopment of existing properties within such a frontage.

Infrastructure

Is a term used to describe new facilities, such as roads, community centres, schools, IT provision and cycle paths, within a development. It means anything that is required, other than houses, to make a new development work.

Infrastructure Delivery Plan

This contains the key infrastructure required to support the homes and employment development in the Local Plan. This includes physical infrastructure such as transport energy and water, social and community infrastructure such as health, education and emergency services and green infrastructure such as open spaces and allotments. The Infrastructure

Delivery Plan (IDP) sits alongside the Local Plan and will contain a schedule identifying when items of infrastructure are expected to be in place, sources of funding and costs. It will be regularly updated as more information becomes available.

Landscape Character Assessment

An assessment to identify different landscape areas which have a distinct character based on a recognisable pattern of elements, including combinations of geology, land-form, soils, vegetation, land use and human settlement.

Lee Valley Food Task Force

The Lee Valley Food Task Force was a consortium of organisations in the public and private sectors which worked together in a voluntary capacity to secure a future for the historical glasshouse industry of the Lee Valley.

Lifetime Homes

Homes that are designed to a standard to allow lifetime use at minimal cost by being adaptable throughout an individual's life stages enabling ageing people to continue to live in their homes. **Lightwell**

An open area or vertical shaft in the centre of a building, typically roofed with glass, bringing natural light to the lower floors or basement.

Listed Building or structure

A building or structure considered to be of special architectural or historic interest that appears on the National Heritage List for England. **Local Development Document**

Is a development plan document or a supplementary planning document.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Development Scheme

Is a public statement of the Council's programme for the production of Local Development Documents. The scheme will be revised when necessary.

Local Enterprise Partnership

A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Greenspace

Land outlined in this Local Plan that is intended to be afforded the same protection as Green Belt land via the use of a Local Greenspace designation. The designation of land as Local Greenspace through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.

Local List of Validation Requirements

A list of information required to be submitted with a planning application. The requirements of which are proportionate to the nature and scale of the proposal.

Locally Listed Building or Structure

A building or structure considered to be of special architectural or historical value locally, and subject to specific planning policy protection.

Local Nature Reserve

Places with wildlife or geological features that are of special interest locally. These are normally owned and statutorily designated by the local authority. In Epping Forest District, Local Nature Reserves (LNR) are managed by the Essex Wildlife Trust.

Local Plan

A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Local Wildlife Sites

Local Wildlife Sites (LWS), whilst not of national status, have a county-wide significance. Each site identified provides a high-grade habitat for a diverse range of flora and fauna meriting careful conservation. Sites are evaluated according to criteria, including: diversity of

species; features of wildlife importance; rarity of habitat and species in local and county context; management and current use; public access and linkages with other sites and areas.

Lower Super Output Area

A geographical area used in the analysis of census data that is usually equal to or smaller than a ward. For example, Epping Forest District contains 32 electoral wards and 78 LSOAs.

Main River

Watercourse defined on a 'Main River Map' designated by DEFRA. The Environment Agency has permissive powers to carry out flood defence works, maintenance and operational activities for Main Rivers only.

Main Town Centre Uses

National planning policy states that main town centre uses include:

- retail development (including warehouse clubs and factory outlet centres)
- leisure, entertainment facilities and intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls),
- offices,
- arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Development

Refers to the definition of 'major development' under section 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. This includes development proposals involving ten or more dwellings; or housing development on sites equal to or larger than 0.5 hectares; or any development with proposals with a floor space of 1000 square metres or more; or any development sites of more than one hectare.

Memorandum of Understanding

A formal agreement between two or more parties which is not legally binding. It sets out a statement of

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the responsibilities, activities, outcomes, and lead contacts between the parties involved in a project.

Minimum Net Capacity

For Strategic Masterplan and Concept Framework Plan Areas identified in the Plan, dwelling capacity estimates are expressed as 'minimum' figures unless specified otherwise

Minor Development

Includes development within the following categories (i.e. those which are not Major Development):

- Applications for one to nine dwellings;
- Applications for housing development on sites under 0.5 hectare;
- Applications for buildings having a floor space of up to 999 square metres;
- Applications for a gypsy and/or travelling showpeople site of one to nine pitches.

Mixed and Balanced Communities

Communities comprising of people living in a range of housing tenures and in receipt of varying levels of household income.

Multifunctional Green and Blue Assets

Any corridor or place that has a number of purposes, for example a pond can provide flood water storage, a place to row a boat and a wildlife haven.

Nationally Described Space Standard

This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

National Nature Reserve

Statutorily protected sites of national importance which were established to protect and conserve habitats, species and geology, and to provide special opportunities for scientific study. National Nature Reserves (NNRs) are managed by Natural England and other bodies such as the National Trust, Forestry

Commission, The Royal Society for the Protection of Birds, Wildlife Trusts and local authorities.

National Planning Policy Framework

Sets out the Government's planning policies for England and provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. **Neighbourhood Development Order**

An Order prepared by a parish council and 'made' by a local planning authority (under the Town and Country Planning Act 1990) through which parish council and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood Plans

A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

New Housing Development

Proposals for all forms of residential development comprising self-contained accommodation, providing the facilities required for day-to-day private domestic existence. This includes but is not limited to dwellings, housing for older people, housing with care, supported housing and other forms of specialist accommodation. It does not include traveller site development (Policy H4), community-led housing, or houses in multiple occupation.

Objectively Assessed Economic Need

An assessment of employment needs in an area undertaken within the criteria contained in national planning policy and guidance.

Objectively Assessed Housing Need

An assessment of need for housing in an area undertaken within the criteria contained in national planning policy and guidance.

One Epping Forest Local Strategic Partnership

A voluntary partnership that brings public, private and voluntary sector agencies responsible for the provision of services across the District together to improve residents' quality of life.

Open Space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Ordinary Watercourse

A watercourse that is not part of a main river and includes rivers, streams, ditches, drains, cuts, culverts, dikes, sluices, sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

'Other' Development

Refers to types of applications for development as follows: Householder applications, change of use, adverts, listed building extensions/alterations, listed building demolition, application for relevant demolition of an unlisted building in a Conservation Area, Certificates of Lawfulness and Notifications.

Packhouse

A building where agricultural produce such as fruit and vegetables are packed prior to distribution.

Passivhaus

A Passivhaus is a building in which a high level of occupant comfort can be achieved whilst using very little heating and cooling.

Permeable Development/Permeability

Development that promotes movement through the site and to the wider network of streets and open spaces.

Permeable Land or Surfaces

Allow rainwater to soak away naturally to the ground below e.g. grass.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance

Online guidance from government that expands upon the provisions in the National Planning Policy Framework.

Pitch

On a traveller site, a pitch is the space that is required to accommodate one household. This can vary according to the size of a household, but a single pitch would typically provide space for one mobile home and one touring caravan, space for parking and space for other amenities. In accordance with the Report on Site Selection (2016), a single pitch is estimated to equate to 0.1 hectare.

Previously Developed Land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously- developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary and Secondary Frontages

In Town and District Centres primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Primary Shopping Area

A defined area within in Town and District centres where retail development is concentrated (generally comprising the primary and secondary frontages

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which are adjoining and closely related to the primary frontage) with Town and District Centres.

Prior Approval

Prior approval means that a developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed. The matters for prior approval vary depending on the type of development and these are set out in full in the relevant parts in Schedule 2 to the General Permitted Development Order.

Priority Habitats and Species

Species and Habitats of Principle Importance included in the English Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Promoter

An individual or organisation promoting a piece of land for development through the planning process on behalf of a landowner(s). This is normally done by submitting the land to the Council for consideration for allocation as part of the Local Plan process and through pre-application engagement. Promoters do not necessarily own the land they are promoting, nor are they necessarily involved in implementing the proposals.

Protected Species
Many plants and animals in England and often their supporting features and habitats are protected. What you can and cannot do by law varies from species to species.

Public Health England

Public Health England (PHE) is an executive agency of the Department of Health and Social Care in the United Kingdom. It exists to protect and improve the nation's health and wellbeing and reduce health inequalities.

Quality Review Panel

An independent panel of planning, architecture, urban design and construction experts set up by the Council to provide impartial expert advice to both applicants and local authorities. The panel considers design issues in relation to new development schemes and proposals for important public spaces including

significant minor applications, major planning applications, pre-application development proposals, Strategic Masterplans and Concept Framework Plans. The Quality Review Panel's feedback is a material consideration for local authorities and the Planning Inspectorate when determining planning applications. The purpose of the Quality Review Panel is to ensure that new development is of a high quality and contributes to place making.

Ramsar Site

Wetlands of international importance designated under the 1971 Ramsar Convention.

Reduced Parking Development

Residential development which provides only the necessary on-site residents' car parking required to service the essential needs of the development. On sites subject to reduced parking development, provision should be made for on-site car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders, and contributions will be sought for implementing Controlled Parking Zones in the vicinity of the development.

Registered Parks and Gardens

Are to be found on the Register of Parks and Gardens of Special Historic Interest in England that recognises the importance of these as heritage assets of particular significance.

Renewable and low carbon energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Replacement Dwelling

A replacement dwelling refers to the demolition of an existing dwelling and replacing it with a new one on-site.

Retail Floorspace

Is commercial floorspace that is used for retail purposes as specified in the Town and Country Planning (Use Classes) Order 1987.

Right to Buy

Government provisions for tenants to buy their home from a local authority or registered social housing provider at a discount from what would be the market rate.

Routing Management Plan

Enables the planning of safe HGV traffic routes to and from development

Rural Communities

Refers to the existing localities in the District that are not defined as 'Settlements' in Table 5.1.

Rural Exception Sites and Schemes

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites and schemes seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

s106 Agreement

A mechanism listed under Section 106 of the Town and Country Planning Act 1990 to make a development proposal acceptable in planning terms that would otherwise not be acceptable, focused on site-specific mitigation of the impact of development. They can involve the provision of facilities or contributions toward infrastructure.

Scheduled Monument

A Scheduled Monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.

Secured by Design

Is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.

Self Build

Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Sequential Test

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, town centres before edge of centre and out of centre.

Site of Special Scientific Interest (SSSI)

Sites designated by Natural England to protect their wildlife or geology including those designated under the Wildlife and Countryside Act 1981.

SME

The UK definition of SME is generally a small or medium-sized enterprise with fewer than 250 employees.

Special Advertisement Control

This places additional restrictions on the display of advertisements

Special Area of Conservation

Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Area

Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Specialist Accommodation

Specialist accommodation comprises development which has been designed or designated for the purpose of occupation by people, or groups of people, with particular land-use and accommodation needs that are relevant to planning. This may include accommodation for people with physical disabilities, learning difficulties, or mental health issues; or housing which provides care to those in need of care, Use Class C2. This type of development is characterised by accommodation that includes special design features and/or access to support that is necessary to meet the specific needs of intended occupiers.

Standard Occupational Classification

A common UK classification of occupational information whereby jobs are classified by their skill level and skill content.

Start-up Business

A company in the first stage of its operations.

Starter Home

A Government initiative to provide a form of affordable housing that is a market home discounted for sale to the under 40 age group.

Statement of Common Ground

A written statement of the agreed facts between at least two parties, relating to a development proposal subject to a planning appeal or a policy matter subject to public examination

Statement of Community Involvement

A document setting out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all Local Development Documents and planning applications.

Strategic Allocations

Allocations for specific or mixed uses of development contained in Development Plan Documents. The policies in the document identify any specific requirements for individual allocations.

Strategic Land Availability Assessment

An evidence base document which identifies sites with potential for housing and employment uses and assesses their deliverability.

Strategic Housing Market Assessment

Assesses the future housing requirements for a particular housing market area and is used to inform the Local Plan's strategy and housing targets.

Strategic Masterplan

Is a plan that takes a comprehensive approach to the planning and delivery of Strategic Masterplan Areas and associated infrastructure. The Masterplan should be produced and undertaken jointly by the landowners/promoters of the relevant sites. Planning applications and any other consenting mechanisms for development located within a Strategic Masterplan Area should be accompanied by a Strategic Masterplan which demonstrates that the development requirements set out in the policy have been accommodated and which has been endorsed by the Council (and where appropriate Harlow District Council). The endorsed Strategic Masterplan will be taken into account as an important material consideration in the determination of any planning applications.

Sub National Population Projections

Projections which are produced by the Office of National Statistics (ONS) and give an indication of the possible future resident population in each administrative area (regions, counties, local authorities and health areas) in England by sex and single year of age.

Subterranean Development

Development which takes place below ground floor level including basements and basement extensions.

Sui Generis

Uses of land or buildings which do not fall within any identified use in the Town and Country Planning (Use Classes) Order 1987 (as amended) are called sui generis.

Suitable Alternative Natural Greenspace

Suitable Alternative Natural Greenspace (SANG) is the name given to greenspace that is of a quality and type suitable to be used as mitigation to offset the impact of residential development and visitor pressure on Special Protection Areas (SPAs) or Special Areas of Conservation. The purpose of SANG is to provide alternative greenspace to attract visitors away from SPAs or Special Areas of Conservation.

Supplementary Planning Document

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents (SPDs) are capable of being a material consideration in planning decisions but are not part of the development plan.

Surface Water Management Plan

A plan providing a large-scale assessment of the causes of surface water flooding, identification of areas at risk and prioritises areas for future detailed studies and alleviation work.

Sustainable Community Strategy

A strategy, prepared by the Local Strategic Partnership, which promotes the economic, environmental and social well-being of the District. It co-ordinates the actions of local public, private, voluntary and community sectors, contributing to District wide sustainable development.

Sustainable Development

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient

number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Sustainable Drainage Systems

These are drainage systems designed to mimic natural drainage systems as closely as possible and manage surface water and groundwater to sustainably reduce the potential impact of new and existing developments on flood risk.

Sustainability Appraisal / Strategic Environmental Assessment

The Planning and Compulsory Purchase Act 2004 requires Local Development Plans to be prepared with a view to contributing to the achievement of sustainable development. The purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Development Plan from the outset of the Plan preparation process.

Sustainable Transport

Efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Swales

Are linear grass covered depressions which lead surface water overland from the drained surface to a storage or discharge system, typically using road verges.

Transport Assessment

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve

Appendix 1: Acronyms and Glossary

accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport Statement

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travellers

As set out in national planning guidance ‘travellers’ means ‘gypsies and travellers’ and ‘travelling showpeople.’ They are persons of a nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such. (Planning Policy for Travellers Sites August 2015, Ministry of Housing, Communities, and Local Government)

Travelling Showpeople

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes travellers as defined above.

Travel Plan

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Tree Preservation Order

An order made by a local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity.

Tenure

The conditions under which land or buildings are occupied e.g. owned, rented, shared ownership.

Use Classes

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as ‘Use Classes’.

Validation Requirements

The information that is required to be submitted with a planning application in order to be considered ‘valid’. This includes specified plans or supporting documents that must be included with a planning application. It encompasses national requirements and local requirements which are specific to the District. Up to date requirements are set out in the ‘Epping Forest District Council Planning Application Validation Requirements Checklist’ document.

Veteran Tree

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape or culturally. Ancient Trees are all Veteran Trees, but Veteran Trees are not all ancient.

Visitor Accommodation

All forms of commercial accommodation that can be used by travellers or tourists on a temporary basis such as hotels, youth hostels, activity centres, campsites, cabins, treehouses etc.

Windfall Sites

Sites not specifically identified for allocation in the development plan.

Yard

On a travelling showpeople site, a yard is the area required to accommodate a number of travelling showpeople households and the storage of equipment whilst a ‘plot’ is a space to accommodate one household. In accordance with the Report on Site Selection (2016), a plot is estimated at 0.13 hectares.

Zero Carbon

Causing or resulting in no net loss of carbon dioxide into the atmosphere. A zero carbon building is one with zero net energy consumption or zero net carbon emissions on an annual basis.

Appendix Two

List of Policies replacing policies in the 1998 Plan

Appendix 2

List of Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

The Local Plan will replace all the policies in the Combined Epping Forest District Local Plan (1998) and Alterations (2006).

There are many potential cross references in policy replacement, therefore this list has been confined to the main replacements for policies rather than an attempt made to cover all aspects of each policy. The listing of a replaced policy under a new policy in no way implies that this is the only policy to be considered in respect of that type of development. All policies in the new Local Plan will apply unless clearly irrelevant to the proposal being considered.

Chapter 2: Strategic Context and Policies

Policies to be replaced:

Policy CP1 Achieving Sustainable Development Objectives

Policy SP1 Spatial Development Strategy 2011- 2033

Policies to be replaced:

Policy CP3 New Development
Policy CP6 Achieving Sustainable Urban Development Patterns
Policy CP7 Urban Form and Quality
Policy CP8 Sustainable Economic Development
Policy GB16 Affordable Housing
Policy H1A Housing provision
Policy H10A Gypsy Caravan Sites
Policy H11A Travelling Showpeople

Policy SP2 Place Shaping

Policies to be replaced:

None – this is a new policy

Policy SP3 Development and Delivery of Garden Communities in the Harlow and Gilston Garden Town

Policies to be replaced:

Policy H3A Housing Density

Policy SP4 Garden Communities

Policies to be replaced:

None – this is a new policy

Policy SP5 Green Belt and Local Greenspaces

Policies to be replaced:

Policy GB1 Green Belt Boundary

Policy SP6 The Natural Environment, Landscape Character and Green and Blue Infrastructure

Policies to be replaced:

Policy CP2 Protecting the Quality of the Rural and Built Environment

Chapter 3: Housing, Economic and Transport Policies

Policy H1	Housing Mix and Accommodation types
Policy H2	Affordable Homes
Policy H3	Rural Exceptions
Policy H4	Traveller Site Development

Policies to be replaced:

Policy H2A	Previously Developed Land
Policy H3A	Housing Density
Policy H4A	Dwelling Mix
Policy H5A	Provision for Affordable Housing
Policy H6A	Site Thresholds for Affordable Housing
Policy H7A	Levels of Affordable Housing
Policy H8A	Availability of Affordable Housing in Perpetuity
Policy H9A	Lifetime Homes
Policy GB16	Affordable Housing

Policy E1 Employment Sites

Policies to be replaced:

Policy E1	Employment Areas
Policy E2	Redevelopment / Extension of Premises for Business and General Industrial Uses
Policy E3	Warehousing
Policy E4A	Protection of Employment Sites
Policy E4B	Alternative Uses for Employment Sites
Policy E5	Effect of Nearby Developments
Policy E6	Sites for Business / Industry / Warehousing
Policy E7	Sites for Business / Industry
Policy E8	Sites for Small Business / Industry Workshops
Policy E10	Town Centre Offices
Policy E11	Employment Uses Elsewhere
Policy E12	Small Scale Business / Working from Home
Policy E12A	Farm Diversification
Policy E14	Seek Relocation / Discontinuance
Policy E15	Resist Consolidation

Policy E2 Centre Hierarchy/Retail Policy

Policies to be replaced:

Policy TC1	Town Centre Hierarchy
Policy TC2	Sequential Approach
Policy TC3	Town Centre Function
Policy TC4	Non-Retail Frontage
Policy TC5	Window Displays
Policy TC6	Local Centres and Corner and Village Shops

Policy E 3 Food Production and Glasshouses

Policies to be replaced:

Policy E13A	New and Replacement Glasshouses
Policy E13B	Protection of Glasshouse Areas
Policy E13C	Prevention of Dereliction of New Glasshouse Sites

Policy E4 The Visitor Economy

Policies to be replaced:

Policy RST1	Recreational, Sporting and Tourist Facilities.
Policy RST7	Recreational Function of the Lee and Stort Navigation
Policy RST9	Carthage and Riverside Chalet Estates
Policy RST10A	Roydon Lodge Chalet Estate
Policy RST11	Theydon Park Road and Curtis Mill Lane Chalet Estates
Policy RST12	Leisure Plots
Policy RST23	Outdoor Leisure Uses in the LVRP
Policy RST24	Design and Location of Development in the LVRP
Policy RST25	Glen Faba and Roydon Mill Leisure Park
Policy RST66	Leisure Chalets at Glen Faba
Policy RST32	Leisure Caravans and Camping
Policy GB10	Development in the Lee Valley Regional Park

Policy T1 Sustainable Transport Choices

Policy T2 Safeguarding of Routes and Facilities

Policies to be replaced:

Policy CP9	Sustainable Transport
Policy ST1	Location of Development
Policy ST2	Accessibility of Development
Policy ST3	Transport Assessments
Policy ST4	Road Safety
Policy ST5	Sustainable Travel Plans
Policy ST6	Vehicle Parking
Policy ST7	New Roads and Extensions or Improvements to Existing Roads
Policy ST8	Epping to Ongar Line
Policy ST9	Stansted Aerodrome Safeguarding
Policy RST2	Enhance Rights of Way Network

Chapter 4: Development Management Policies

Policy DM1 Habitat Protection and Improving Biodiversity

Policies to be replaced:

Policy NC1	SPAs, SACs, and SSSIs
Policy NC2	County Wildlife Sites
Policy NC3	Replacement of Lost Habitat
Policy NC4	Protection of Established Habitat
Policy NC5	Promotion of Nature Conservation Schemes

Policy DM2 Epping Forest SAC and the Lee Valley SPA

Policies to be replaced:

Policy NC1	SPAs, SACs, and SSSIs
Policy HC5	Epping Forest

Policy DM3 Landscape Character and Ancient Landscapes and Geodiversity

Policies to be replaced:

Policy LL1	Rural Landscape
Policy LL2	Inappropriate Rural Development
Policy LL3	Edge of settlement
Policy LL4	Agricultural/Forestry Related Development
Policy LL10	Adequacy of provision for Landscape Retention
Policy LL11	Landscaping Schemes
Policy LL13	Highway/Motorway Schemes
Policy RST2	Enhance Rights of Way Network
Policy RST3	Loss or diversion of rights of way
Policy HC2	Ancient Landscapes

Policy DM4 Green Belt

Policies to be replaced:

Policy GB2A	Development in the Green Belt
Policy GB4	Extensions of Residential Curtilages
Policy GB5	Residential Moorings and Non-Permanent Dwellings #
Policy GB6	Garden Centres
Policy GB7A	Conspicuous Development
Policy GB8A	Change of Use or Adaptation of Buildings
Policy GB9A	Residential Conversions
Policy GB10	Development in the Lee Valley Regional Park
Policy GB11	Agricultural Buildings
Policy GB13	Subdivision of Houses
Policy GB14A	Residential Extensions
Policy GB15A	Replacement Dwellings
Policy GB17A	Agricultural, Horticultural and Forestry Workers' Dwellings
Policy GB17B	Removal of Agricultural Occupancy Conditions

Policy DM5 Green and Blue Infrastructure

Policies to be replaced:

Policy LL7	Planting, Protection and Care of Trees
Policy LL8	Works to Preserved Trees (and relevant Legislation)
Policy LL9	Felling of Preserved Trees (and relevant Legislation)
Policy LL12	Street Trees

Policy DM6 Designated and Undesignated Open Spaces

Policies to be replaced:

Policy DBE7	Public Open Space
Policy LL5	Protection of Urban Open Spaces
Policy LL6	Partial Protection of Urban Open Spaces
Policy RST 8	Play Areas
Policy RST13	Allotments
Policy RST14	Playing Fields
Policy RST15	Facilities in Rural Settlements
Policy RST16	Golf Course Location
Policy RST17	Golf Courses on Derelict or Despoiled Land
Policy RST18	Pay and Play/Simple Golf Courses
Policy RST19	Design, Layout and Landscaping of Golf Courses

Policy DM7 Historic Environment

Policies to be replaced:

Policy HC1	Scheduled Monuments and Other Archaeological Sites
Policy HC3	Registered Parkland
Policy HC4	Protected Lanes, Commons and Village Greens
Policy HC6	Character, Appearance and Setting of Conservation Areas
Policy HC7	Development within Conservation Areas
Policy HC9	Demolition in Conservation Areas
Policy HC10	Works to Listed Buildings
Policy HC11	Demolition of Listed Buildings
Policy HC12	Development Affecting the Setting of Listed Buildings
Policy HC13A	Local List of Buildings
Policy HC14	Copped Hall, Epping (to be covered through site allocation)
Policy HC16	Former Royal Gunpowder Factory Site, Waltham Abbey (to be covered by site allocation)
Policy HC17	Approval of details of demolition
Policy RST28	Character and Historic Interest of North Weald Airfield
Policy GB18	The former radio station site at North Weald Bassett

Policy DM8 Heritage at Risk

Policies to be replaced:

None – this is a new policy

Policy DM9 High Quality Design

Policies to be replaced:

Policy CP4	Energy Conservation
Policy CP5	Sustainable Building
Policy DBE1	Design of New Buildings
Policy DBE2	Effect on neighbouring properties
Policy DBE3	Design in Urban Areas
Policy DBE4	Design in the Green Belt
Policy DBE7	Public Open Space
Policy DBE9	Loss of Amenity
Policy CF10	Public Art

Policy DM10 Housing Design and Quality

Policies to be replaced:

Policy DBE5	Design and Layout of New Development
Policy DBE6	Car Parking in New Development
Policy DBE8	Private Amenity Space
Policy DBE10	Residential Extensions
Policy DBE11	Sub Division of Properties

Policy DM 11 Waste Recycling Facilities in New Development

Policies to be replaced:

None – this is a new policy

Policy DM12 Subterranean, Basement Development and Lightwells

Policies to be replaced:

None – this is a new policy

Policy DM13 Advertisements

Policies to be replaced:

DBE13 Advertisements

Policy DM14 Shopfronts and On Street Dining

Policies to be replaced:

DBE12 Shopfronts

Policy DM15 Managing and Reducing Flood Risk

Policies to be replaced:

Policy U2A Development in Flood Risk Areas
Policy U2B EFDC Flood Risk Assessment Zones
Policy U3A Catchment Effects

Policy DM16 Sustainable Drainage Systems

Policies to be replaced:

Policy U3B Sustainable Drainage Systems

Policy DM17 Protecting and Enhancing Watercourses and Flood Defences

Policies to be replaced:

Policy U2A Development in Flood Risk Areas
Policy U3A Catchment Effects

Policy DM18 On Site Management and Reuse of Waste Water and Water Supply

Policies to be replaced:

Policy U1 Infrastructure Adequacy
Policy RP3 Water Quality

Policy DM19 Sustainable Water Use

Policies to be replaced:

None – this is a new policy

Policy DM20 Low Carbon and Renewable Energy

Policies to be replaced:

Policy CP10 Renewable Energy Schemes

Policy DM21 Local environmental Impacts, Pollution and Land Contamination

Policies to be replaced:

Policy RP4 Contaminated Land
Policy RP5A Adverse Environmental Impacts
Policy RP6 Hazardous Substances and Installations Policy RST21 Lighting for Driving Ranges

Chapter 5: Places

Policy P1 Epping
Policy P2 Loughton
Policy P3 Waltham Abbey
Policy P4 Ongar
Policy P5 Buckhurst Hill
Policy P6 North Weald Bassett
Policy P7 Chigwell
Policy P8 Theydon Bois

Policy P9	Roydon
Policy P10	Nazeing
Policy P11	Thornwood
Policy P12	Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering and Stapleford Abbots
Policy P13	Rural sites in the east of the District
Policy P14	Rural sites in the west of the District
Policy P15	Rural sites in the south of the District

Policies to be replaced:

Policy CP6	Achieving Sustainable Urban Development Patterns
Policy RST28	Character and Historic Interest of North Weald Airfield
Policy RST29	New Buildings on North Weald Airfield.
Policy GB19	Grange Farm, Chigwell

Chapter 6: Delivery

Policy D1 Delivery of Infrastructure

Policies to be replaced:

Policy I1A	Planning Obligations
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Policy D2 Essential Facilities and Services

Policies to be replaced:

Policy CF2	Health Care Facilities
Policy CF3	Redevelopment of Health Care Facilities
Policy CF5	Educational Buildings outside the Green Belt
Policy CF6	Redevelopment/Change of Use of Educational Facilities outside the Green Belt
Policy CF7	Site of Former Ongar Comprehensive School

Policy D3 Utilities

Policies to be replaced:

Policy U1	Infrastructure Adequacy
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Policy D4 Community, Leisure and Cultural Facilities

Policies to be replaced:

Policy CF1	Traps Hill, Loughton
Policy CF8	Public Halls and Places of Religious Worship
Policy CF12	Retention of Community Facilities
Policy RST1	Recreational, Sporting and Tourist Facilities
Policy RST4	Horse Keeping
Policy RST5	Stables
Policy RST6	Fishing Lakes
Policy RST8	Play Areas
Policy RST13	Allotments
Policy RST14	Playing Fields
Policy RST15	Facilities in Rural Settlements
Policy RST16	Golf Course Location
Policy RST17	Golf Courses on Derelict or Despoiled Land
Policy RST18	Pay and Play/ Simple Golf Courses
Policy RST19	Design, Layout, and Landscaping of Golf Courses
Policy RST20	New buildings for Golf Courses
Policy RST21	New buildings for Golf Courses

Appendix 2: List of Policies replacing all policies of the Epping Forest District Local Plan (1998) and Alterations (2006)

Policy RST22	Potentially Intrusive Activities
Policy RST23	Outdoor Leisure Uses in the LVRP
Policy RST27	North Weald Airfield Leisure Centre
Policy GB18	The former radio station site at North Weald Bassett
Policy I3	Replacement Facilities

Policy D5 Communications Infrastructure

Policies to be replaced:

Policy U5	Masts and Aerials under 15m
Policy U6	Other Masts and Aerials

Policy D6 Neighbourhood Planning

Policies to be replaced:

None – this is a new policy

Policy D7 Monitoring, Local Plan Review and Enforcement

Policies to be replaced:

Policy I4 Enforcement Procedures

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Appendix Three

Monitoring Effectiveness

Appendix 3

Measures to monitor the effectiveness of policies in the Local Plan

Monitoring the effectiveness of policy and enforcement

Introduction

The monitoring framework set out below represents the suite of indicators that will be used to assess the effectiveness of the Local Plan.

Some measures are suitable for regular monitoring and reporting whilst others fit a longer timescale, and some of the best sources of contextual information are published infrequently e.g., the ten yearly national census of population. The resources required for monitoring also give rise to the need for a proportionate approach. Therefore, overall assessment of how well the Plan's vision and objectives are being met will be undertaken on a five yearly cycle and include the full range of contextual and specific development indicators. Some policy indicators will be published annually and others more infrequently. The effect of some policies are more suitably monitored through contextual indicators such as people in work, others through the development completed such as numbers of homes, employment floorspace or flood defence improvements, and others through grant or refusal of planning permission indicating how the policy is performing.

Policy Context
Change in total population
Change in total household numbers
Change in household composition by type
Change in life expectancy
Indices of multiple deprivation scores and change over time
Overall employment and unemployment rate
Delivery of Spatial Strategy
Annual housing delivery as a percentage of Local Plan annual housing requirement
Housing Delivery Test Results
Number of homes permitted and number of homes completed in accordance with the strategy of Policy SP1 on allocated sites: <ol style="list-style-type: none"> Garden Community sites Other Strategic Masterplan and Concept Framework Plan Areas Other Allocations
Number of homes completed/ permitted on windfall sites: <ol style="list-style-type: none"> Previously developed land within settlements Previously developed land in Green Belt Rural exception sites
Delivery of Homes
Net gain of residential development by settlement, and number of bedrooms - completions
Net permissions of residential development by settlement, and number of bedrooms
Five year housing land supply position
Five year housing land supply position for travellers accommodation
Net affordable homes permitted by category
Net gain/ loss of bungalows (completions)
Number and type of specialist housing units completed (C2) by Settlement
Number and type of specialist housing units permitted (C2) by Settlement

Appendix 3: Measures to monitor effectiveness

Number of new homes permitted through self-build, community housing or custom house building, compared to the register
Net gain/ loss of traveller caravans and pitches completed
Net gain/ loss of traveller caravans and pitches permitted
Economic Development
Net gain/ loss of completed B class employment by floorspace, land area and location
Net gain/ loss of permitted B class employment by floorspace, land area and location
Net gain/ loss of town centre uses by Use Class and location within and outside of a defined Town Centre
Changes to proportions of units in use classes within defined Town Centres retail frontages
Vacancy Rates in town and district centres
Net gain/ loss of horticultural glasshouses and ancillary facilities
New tourist bedspaces completed
Effectiveness of Green Belt Policy
Net number of new dwellings completed in the Green Belt
Proportion of new dwellings completed in the Green Belt on Previously Developed Land
Net new employment floorspace completed in the Green Belt
Proportion of new employment floorspace completed in the Green Belt on Previously Developed Land
Delivery of Climate Change Adaptation and Mitigation Measures
Change in land used as Green and Blue Infrastructure: <ul style="list-style-type: none"> a. public open space b. woodland c. habitat/ biodiversity d. total
Progress on the implementation of the Air Pollution Mitigation Strategy for the Epping Forest and Epping Forest Strategic Access Management and Monitoring (SAMM) Strategy
Number of travel plans approved by location and land use type
Number of applications with public charging points identified and new electric car charging points permitted, by location
Number of applications permitted in flood risk zones 2, 3a and 3b
Number of applications completed in flood risk zones 2, 3a and 3b by use class and flood risk compatibility
Number and location of schemes contributing to sustainable drainage
Number of: <ul style="list-style-type: none"> a. low carbon b. decentralised c. renewable energy schemes completed
Number of new homes completed meeting water efficiency standard
The Quality of Development
Number of proposals presented at the Quality Review Panel resulting in amendments to schemes
Number of homes completed meeting Nationally Described Space Standards as proportion of those completed
Heritage Protection
Net loss/ gain of designated heritage assets
Net gain/ loss of non designated Heritage assets
Infrastructure Delivery
Progress against key measures in the Infrastructure Delivery Plan Schedules
Provision of essential facilities measured against the IDP

Appendix Four

Policy Designations

Appendix 4 Policy Designations

Policy Designations on the PDF & Online version of the Epping Forest District Local Plan Policies Map

Masterplan Areas

MP01	South Epping Masterplan Area	MP04	Latton Priory Masterplan Area	MP09	Waltham Abbey North Masterplan Area
MP02	North Weald Bassett Masterplan Area	MP06	Water Lane Masterplan Area		
MP03	North Weald Airfield Masterplan Area	MP07	East of Harlow Masterplan Area		

Concept Framework Plan Areas

CFP01	South Nazeing Concept Framework Plan Area
CFP02	West Ongar Concept Framework Plan Area

Residential allocations

BUCK.R1	Land at Powell Road	LOU.R6	Royal Oak Public House	THOR.R1	Land at Tudor House
BUCK.R2	Queens Road Car Park	LOU.R7	Loughton Library	THOR.R2	Land West of High Road

Appendix 4: Policy Designations

BUCK.R3	Stores at Lower Queens Road	LOU.R9	Land at Former Epping Forest College Site	WAL.R1	Land West of Galley Hill Road
CHIG.R4	Land between Froghall Lane and Railway Line	LOU.R10	Land at Station Road	WAL.R2	Land at Lea Valley Nursery
CHIG.R5	Land at Chigwell Nurseries	LOU.R11	Land West of Roding Road	WAL.R3	Land adjoining Parklands
CHIG.R8	Land at Fencepiece Road	LOU.R12	Land at 63 Wellfields	WAL.R4	Fire Station at Sewardstone Road
CHIG.R9	Land at Grange Court	LOU.R13	Land at 70 Wellfields	WAL.R5	Waltham Abbey Community Centre
CHIG.R10	The Maypole	LOU.R14	Land at Alderton Hill	WAL.R6	Land at Roundhills
CHIG.R11	Land at Hainault Road	LOU.R15	Land at Traps Hill		
ONG.R1	Land West of Chipping Ongar	LOU.R16	St Thomas More RC Church		
ONG.R2	Land at Bowes Field	LOU.R18	Land at High Beech Road		
ONG.R3	Land at Fyfield Road	LSHR.R1	Land at Lower Sheering		
ONG.R4	Land North of Chelmsford Road	NAZE.R1	Land at St. Leonards Road		
ONG.R5	Land at Greensted Road	NAZE.R2	The Fencing Centre at Pecks Hill		
ONG.R6	Land between Stanford Rivers Road and Brentwood Road	NAZE.R3	Land to the rear of Pound Close		
ONG.R7	Land South of Hunters Chase and West of Brentwood Road	NAZE.R4	Land at St Leonards Farm		
ONG.R8	The Stag Pub	NWB.R1	Land West of Tylers Green		
COOP.R1	Land at Parklands	NWB.R2	Land at Tylers Farm		
EPP.R1	Land South of Epping - West	NWB.R3	Land South of Vicarage Lane		

Appendix 4: Policy Designations

EPP.R2	Land South of Epping - East	NWB.R4	Land at Chase Farm
EPP.R4	Land at St Johns Road	NWB.R5	Land at The Acorns, Chase Farm
EPP.R5	Epping Sports Centre	ROYD.R1	The Old Coal Yard
EPP.R6	Cottis Lane Car Park	ROYD.R2	Land at Kingsmead School
EPP.R7	Bakers Lane Car Park	ROYD.R4	Land at Parklands Nursery
EPP.R8	Land and part of Civic Offices	SHR.R1	Land at Daubneys Farm
EPP.R9	Land at Bower Vale	SHR.R2	Land East of the M11
EPP.R11	Epping Library	SHR.R3	Land North of Primley Lane
FYF.R1	Land at Gypsy Mead	STAP.R1	Land at Oakfield Road
HONG.R1	Land at Mill Lane	THYB.R1	Land at Forest Drive
LOU.R3	Land at Vere Road	THYB.R2	Theydon Bois London Underground Car Park
LOU.R4	Borders Lane Playing Fields	THYB.R3	Land at Coppice Row

Employment allocations

LOU.E2A	Land adjacent to Langston Road Industrial Estate	RUR.E19A	Land adjacent to Dorrington Farm	WAL.E8	Land North of A121
NWB.E4A	North Weald Airfield	WAL.E6A	Land adjacent to Galley Hill Road Industrial Estate		

Traveller site allocations

SP4.1	Latton Priory	RUR.T1	Sons Nursery, Hamlet Hill	RUR.T5	Stoneshot View, Nazeing
SP4.2	Water Lane Area	RUR.T2	Ashview, Hamlet Hill, Roydon, Essex, CM19 5LA	WAL.T1	Yard/car park at rear Lea Valley Nursery, Crooked Mile, Waltham Abbey
SP4.3	East of Harlow	RUR.T3	James Mead, Waltham Road, Long Green, Nazeing, Essex, EN9 2LU		
NWB.T1	West of Tylers Green, North Weald Bassett	RUR.T4	Curtis Mill Lane, Stapleford Abbots, Essex, RM4 1HS		

Travelling Showpeople site allocation

RUR.T6	Lakeview, Moreton, Essex
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Garden Communities allocations

SP4.1	Latton Priory	SP4.3	East of Harlow
SP4.2	Water Lane Area		

Employment designations (existing employment sites)

EPP.E1	Land at Eppingdene	RUR.E2	Land at Kingston's Farm	RUR.E23	Hobbs Cross Business Centre
EPP.E2	Land at Coopersale Hall	RUR.E3	Matching Airfield South	RUR.E24	Land at Holts Farm
EPP.E3	Falconry Court	RUR.E4	Land at London Road	STAP.E1	Land at High Willows
EPP.E4	Bower Hill Industrial Estate	RUR.E5	Land at Hayleys Manor	THOR.E1	Camfau Concrete Pumps
HONG.E1	Nash Hall Industrial Estate	RUR.E6	Land at Housham Hall Farm	THOR.E2	Land at Esgors Farm
LOU.E1	Oakwood Hill Industrial Estate	RUR.E7	Land at Searles Farm	THOR.E3	Woodside Industrial Estate
LOU.E2B	Langston Road Industrial Estate	RUR.E8	Fosters Croft	THOR.E4	Weald Hall Lane Industrial Area
LOU.E3	Buckingham Court	RUR.E9	Horseshoe Farm at London Road	WAL.E1	Howard Business Park
LSHR.E1	Land at The Maltings	RUR.E10	Land at Little Hyde Hall Farm	WAL.E2	Land at Breeches Farm
NAZE.E1	The Old Waterworks	RUR.E11	Land at Quickbury Farm	WAL.E3	Land at Woodgreen Road
NAZE.E2	Land West of Sedge Green	RUR.E12	New House Farm	WAL.E4	Cartersfield Road / Brooker Road Industrial Estate
NAZE.E3	Bridge Works and Glassworks at Nazeing New Road	RUR.E13	Warlies Park House	WAL.E5	Meridian Business Park and Sainsbury's Distribution Centre

Appendix 4: Policy Designations

NAZE.E4	Hillgrove Business Park	RUR.E14	Matching Airfield North	NWB.E2	Tylers Green Industrial Area
NAZE.E5	Birchwood Industrial Estate	RUR.E15	Land at Rolls Farm Barns	NWB.E3	Weald Hall Farm and Commercial Centre
NAZE.E6	Millbrook Business Park	RUR.E16	Taylor's Farm		
NAZE.E7	Land at Winston Farm	RUR.E17	Brookside Garage		
NWB.E4B	Bassett Business Park and Merlin Way Industrial Estate	RUR.E20	Land at Stewarts Farm		
NWB.E1	New House Farm at Vicarage Lane	RUR.E21	Land at Paslow Hall Farm		
ONG.E1	Essex Technology and Innovation Centre	RUR.E22	Hastingwood Business Centre		
RUR.E1	Brickfield House	RUR.E19B	Dorrington Farm		
RUR.E18	Land at Dunmow Road	WAL.E6B	Galley Hill Road Industrial Estate		

Article 4 Directions

AD01	Staples Road Conservation Area, Loughton	AD04	Lee Valley Nursery, Waltham Abbey	AD07	Black Lane, Sheering
AD02	York Hill Conservation Area, Loughton	AD05	Packsaddle, Waltham Abbey		
AD03	Parklands, Waltham Abbey	AD06	Little Stiles, Nazeing		

Town and District Centre Boundaries

TCB01	Epping
TCB02	Loughton High Road
TCB03	Buckhurst Hill
TCB04	Ongar
TCB05	Waltham Abbey
TCB06	Loughton Broadway

Primary Commercial, Business and Service Frontages

PRF01	Sun Street, Waltham Abbey	PRF04	High Street, Ongar	PRF07	High Road, Loughton
PRF02	Market Square, Waltham Abbey	PRF05	Queens Road, Buckhurst Hill		
PRF03	High Road, Epping	PRF06	The Broadway, Debden		

Secondary Commercial, Business and Service Frontages

SRF01	Sun Street, Waltham Abbey	SRF07	High Street, Ongar
SRF02	Sun Street South/Leverton Way	SRF08	Queens Road, Buckhurst Hill
SRF03	Market Square, Waltham Abbey	SRF09	The Broadway, Loughton
SRF04	High Beech Road, Loughton	SRF10	Sewardstone Road, Waltham Abbey

Appendix 4: Policy Designations

SRF05	High Road, Loughton	SRF11	High Road South/Station Road, Epping
SRF06	Highbridge Street, Waltham Abbey	SRF12	St. Johns Road, Epping

Primary Shopping Areas

PSA01	Buckhurst Hill	PSA04	Loughton High Road
PSA02	Epping	PSA05	Ongar
PSA03	Loughton Broadway	PSA06	Waltham Abbey

Local Greenspace

LGS01	Tempest Mead
LGS02	Thornwood Common
LGS03	Chigwell Village Green

Protected Lanes

PL01	Wood Lane, Willingale	PL09	Ashlyns Lane, Magalen Laver	PL17	Collins Cross Road, Matching
PL02	Toot Hill road, Toot Hill	PL10	Low Hill Road, Roydon	PL18	High Lane, Sheering
PL03	Old Rectory Road, Stanford Rivers	PL11	Chambers Manor Farm, Epping Upland	PL19	Watery Lane, Little Laver

Appendix 4: Policy Designations

PL04	Tawney Lane, Stapleford Tawney	PL12	Tawney Common, Colliers Hatch	PL20	Mutton Row, Stanford Rivers
PL05	Norton Lane, Norton Mandeville	PL13	Eastern Section of Coopersale Lane, Theydon Garnon	PL21	Church Lane, Lambourne
PL06	Church Road, Matching	PL14	Clay's Lane, Loughton	PL22	New Way Lane, High Laver
PL07	Housham Tye Road, Housham Tye	PL15	Millers Green Road, Willingale	PL23	Faggoters Lane, High Laver
PL08	Potash Road, Matching	PL16	Berwick Lane, Stanford Rivers	PL24	Millers Green Road, Willingale

Conservation Areas

CA01	York Hill, Loughton	CA10	Copped Hall, Epping	CA19	Matching Green
CA02	Chigwell Village	CA11	Bell Common, Epping	CA20	Ongar
CA03	Abridge	CA12	Epping	CA21	Great Stony School, Ongar
CA04	Hill Hall, Theydon Mount	CA13	Coopersale Street	CA22	High Ongar
CA05	Waltham Abbey	CA14	Lower Sheering	CA23	Abess Roding
CA06	Royal Gunpowder Factory	CA15	Matching Tye	CA24	Staples Road, Loughton
CA07	Nazeing and South Roydon	CA16	Matching	CA25	Baldwins Hill, Loughton
CA08	Upshire	CA17	Blake Hall, Bobbingworth		
CA09	Roydon Village	CA18	Moreton		

Scheduled Monuments

SCH01	NW of Cobbin Pond, Waltham Abbey	SCH13	Ongar Park Pale	SCH25	Bundish Hall moated site, Ongar
SCH02	The Temple, Temple Hill, Warlies Park	SCH14	Waltham Abbey Royal Gunpowder Factory	SCH26	Moated site , Weald Place, Thornwood
SCH03	Waltham Abbey, including gatehouse and Stoney Bridge	SCH15	Moated site 350m south of Dorrington Farm, Rye Hill	SCH27	Moat House, Stapleford Tawney
SCH04	Ongar Castle	SCH16	Moated site immediately east of the Old Rectory, Willingale	SCH28	Latton Priory
SCH05	Nether Hall	SCH17	Moated site immediately west of Skreens Lodge, Shellow Bowells	SCH29	North Weald Redoubt
SCH06	Roman villa south of Hill Farm, Theydon Bois/Theydon Garnon	SCH18	Wynters Armourie moated site, Magdalen Laver	SCH30	Lippitts Hill, Springfield Farm
SCH07	Roman villa, Long Shaw	SCH19	Shellow Hall moated site, Shellow Bowells	SCH31	Anti-aircraft gun site, Halls Green Farm
SCH08	Bowl barrow, Shelley Common	SCH20	Moated site 100m south west of Torrell's Hall, Willingale	SCH32	World War II bombing Decoy Nazeing
SCH09	One of three barrows on Shelley Common	SCH21	Rookwood Hall moated site, Abbess Roding	SCH33	World War II Bofors Anti-aircraft gun, Cheshunt railway station
SCH10	Bowl barrow: one of three barrows on Shelley Common	SCH22	Moated site known as Tanner's Cottage, 250m south of Greens, Moreton	SCH34	Hill Hall, brick kiln and deserted manorial settlement of Mount Hall, Theydon Mount
SCH11	Ambresbury Banks, Copthall Green	SCH23	Moated site known as Spriggs, Norton Heath	SCH35	Purlieu Bank, Epping

Appendix 4: Policy Designations

SCH12	Loughton camp, hillfort	SCH24	Moated site known as Tadgells, 100m south west of The Cottage, Housham Tye
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Registered Parks and Gardens

RPG01	Blake Hall, Ongar	RPG03	Copped Hall, Epping	RPG05	The House, Marsh Lane	RPG07	Briggens, Roydon
RPG02	Hill Hall, Theydon Mount	RPG04	Down Hall, Near Matching	RPG06	Coopersale House, Near Coopersale		

Sites of Special Scientific Interest

SSI01	Chingford Reservoirs	SSI06	Roding Valley Meadows
SSI02	Curtismill Green	SSI07	Turnford & Cheshunt Pits
SSI03	Harlow Woods	SSI08	Waltham Abbey
SSI04	Hainault Forest	SSI09	Epping Forest
SSI05	Hunsdon Mead	SSI10	Commill Stream and Old River Lea

Special Area of Conservation

SAC01	Epping Forest
SAC02	City of London Corporation Epping Forest Buffer Lands

Safeguarded Route

SG01	Latton Priory Safeguarded Route
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Special Protection Area

SPA01	Lee Valley Regional Park
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Local Nature Reserves

LNR01	Church Lane Flood Meadow, North Weald	LNR06	Roughtalley's Wood, North Weald
LNR02	Home Mead, Loughton	LNR07	Roding Valley Meadows
LNR03	Linder's Field, Buckhurst Hill	LNR08	Weald Common
LNR04	Nazeing Triangle, Nazeing	LNR09	Thornwood Flood Meadow
LNR05	Chigwell Row Wood		

Local Wildlife Site

LWS01	Galleyhill Wood Complex, Waltham Abbey	LWS74	Rookery Wood	LWS147	Birch Hall Pastures, Near Theydon Bois
LWS02	Gunpowder Park, Waltham Abbey	LWS75	Cobbins Brook	LWS148	St. Mary's Churchyard, Theydon Bois
LWS03	Sewardstone/Osier Marshes	LWS76	Stocking Grove/Scatterbushes Wood	LWS149	Piercing Hill Wood, Near Theydon Bois

Appendix 4: Policy Designations

LWS04	Northfield Marsh, Sewardstone	LWS77	Longcroft Grove/Claverhambury Road	LWS150	Bell Common/Ivy Chimneys Complex, Epping
LWS05	Thompson Wood, Near Sewardstone	LWS78	Deerpark Wood, Near Harold Park	LWS151	Swaines Green, Epping
LWS06	Oak Farm Grassland, Near High Beech	LWS79	Copy Wood, Near Harold Park	LWS152	Wintry Wood, Near Loughton
LWS07	Aldergrove Wood	LWS80	Nazeing Triangle LNR	LWS153	Blunts Farm Wood, Near Theydon Bois
LWS08	Day's Farm Paddocks, Near High Beech	LWS81	All Saints' Parish Churchyard, Nazeing	LWS154	Chigwell Row Wood
LWS09	Lippits Hill Scrub, Near High Beech	LWS82	Nazeing Church Fields	LWS155	Chigwell Heath and Wood
LWS10	Carroll's Farm Complex, Near High Beech	LWS83	Totewellhill Bushes, Near Broadley Common	LWS156	Hainault Forest Meadow
LWS11	Barn Hill Wood, Near Sewardstone	LWS84	Roydon Brickfields North	LWS157	Spratt's Hedgerow Wood, Near Copped Hall
LWS12	Wood, South of Barn Hill Wood	LWS85	Brickfield Wood, Near Broadley Common	LWS158	Orange Wood, Near Epping Upland
LWS13	Woodlands Farm Meadow, Near Sewardstone	LWS86	Worlds End, Near Roydon	LWS159	Wood East of Fitches Plantation
LWS14	Sewardstone Green	LWS87	Hunsdon Mead, Near Roydon	LWS160	Pond Field Plantation, Near Copped Hall
LWS15	Wood, West Essex Golf Course	LWS88	Gills Plantation	LWS161	Epping Long Green East
LWS16	Sewardstone Green Paddocks	LWS89	Nabhill Grive	LWS162	Griffin's Wood, Near Epping
LWS17	Yardley Hill Meadow	LWS90	Ballhill Wood	LWS163	Jenkin's Plantation, Near Epping
LWS18	Gilwell Park, South	LWS91	Epping Long Green West	LWS164	All Saints' Churchyard, Epping Upland
LWS19	Ardmore Lane Wood, Buckhurst Hill	LWS92	Little Rookery Wood, Near Epping	LWS165	Blunts Farm, Near Theydon Bois
LWS20	Roebuck Green, Buckhurst Hill	LWS93	Fitches Plantation, Near Epping	LWS166	Clark's Wood, Near Abridge

Appendix 4: Policy Designations

LWS21	Linder's Field, Buckhurst Hill	LWS94	Orange Field Plantation, Near Epping	LWS167	St. Margaret's Hospital Wood, Epping
LWS22	Warren Hill Woods, Loughton	LWS95	Barnaby Way Wood, Chigwell	LWS168	Mark Bushes, Near Rye Hill
LWS23	Loughton Woods	LWS96	Roding Valley Meadows, Loughton	LWS169	Harlow Park, Near Magdalen Laver
LWS24	Gravel High, High Beach	LWS97	Grange Farm Grasslands, Near Loughton	LWS170	Thornwood LNR, Near Coopersale
LWS25	High Beach Churchyard	LWS98	St. Mary's Churchyard, Chigwell	LWS171	Roughtalley's LNEAR, Near Coopersale
LWS26	Ash Green, Loughton	LWS99	High Wood, Near Chigwell Row	LWS172	Gernon Bushes, West, Near Coopersale
LWS27	Conbury Wood, Near Waltham Abbey	LWS100	Lady Patience Meadow, Loughton	LWS173	Birching Coppice Complex, Near Coopersale
LWS28	Oxleys Wood Complex, Near Waltham Abbey	LWS101	Broadfield Shaw, Near Loughton	LWS174	Redyn's Wood, Near Coopersale
LWS29	Green Lane/Brambly Shaw, Near Waltham Abbey	LWS102	Broadfield Shaw Grassland, Near Loughton	LWS175	Steward's Green Lane, Near Fiddlers Hamlet
LWS30	The Selvage, Near Waltham Abbey	LWS103	Long Shaw, Near Loughton	LWS176	Soapley's Wood, Near Abridge
LWS31	Warlies Park, Near Waltham Abbey	LWS104	Home Mead LNR, Near Loughton	LWS177	Alder Wood, Near Abridge
LWS32	Copped Hall Green, Near Waltham Abbey	LWS105	Theydon Bois Deer Park	LWS178	Ape's Grove, Near Abridge
LWS33	Barber's Wood and Lane, Near Theydon Garnon	LWS106	Church Lane Flood Meadow LNR, North Weald	LWS179	Hilly Spring, Near Theydon Garnon
LWS34	Foster Street Burial Ground	LWS107	Weald Common LNR, North Weald	LWS180	Bush Grove, Near Theydon Mount
LWS35	The Hermitage, Near Harlow	LWS108	Beachet Wood, Near Stapleford Tawney	LWS181	Shales More, Theydon Mount
LWS36	Pincey Brook Meadows, Near Harlow	LWS109	Long Spring, Near Stapleford Tawney	LWS182	Foxburrow Wood, Near Abridge

Appendix 4: Policy Designations

LWS37	Morehall Wood, Near Harlow Tye	LWS110	Round/Hanging Spring, Near Stapleford Tawney	LWS183	Great Wood and Mutton Corner, Near Abridge
LWS38	St. Andrew's Churchyard, North Weald	LWS111	Hill Hall Park, Near Theydon Mount	LWS184	Bishop's Moat, Near Lambourne End
LWS39	Featherbed Lane, Near Lambourne End	LWS112	The Gorse Wood, Near Matching	LWS185	Faggotters Lane Verges, Near Threshers Bush
LWS40	Hainault Forest Golf Course, Near Lambourne End	LWS113	Chalybeate Spring, Near Matching	LWS186	Belsnam Wood, Near Threshers Bush
LWS41	Crabtree Hill Paddocks, Near Lambourne End	LWS114	Housham Tye Green	LWS187	Miller's Grove, Near Grensted Green
LWS42	Spill Timbers Wood	LWS115	Matching Park	LWS188	Ongar Park Woods
LWS43	Oak Spring, Near Lower Sheering	LWS116	More Spring West, Matching Green	LWS189	Byway 26, Stanford Rivers
LWS44	Round Spring, Near Lower Sheering	LWS117	More Spring, Matching Green	LWS190	Knightsland Wood, Near Stapleford Tawney
LWS45	Little Hyde Hall Wood, Near Lower Sheering	LWS118	New Way Lane, Matching Tye	LWS191	Northlands Wood, Near Stapleford Tawney
LWS46	Eighteenacre/Wrens' Springs	LWS119	Pole Lane, Near High Laver	LWS192	Wood, Berwick Farm, Near Stapleford Tawney
LWS47	Heathen Wood Marsh, Near Sheering	LWS120	Weald Bridge Meadow, Near Bowler's Green	LWS193	Icehouse Wood, Near Stapleford Tawney
LWS48	Heathen Wood, Near Sheering	LWS121	Renkyn's Wood, Near Tyler's Green	LWS194	Twentyacre Wood, Near Stapleford Tawney
LWS49	Newman's End, Sheering Lodge	LWS122	Tyler's Green Grasslands	LWS195	Tenacre Wood, Near Stapleford Tawney
LWS50	The Gorse, Near Matching	LWS123	Ongar Radio Station	LWS196	Dog Kennel Spring, Near Stapleford Tawney

Appendix 4: Policy Designations

LWS51	Landford Bottom, Near Stapleford Tawney	LWS124	Pickle's Garden, Near Ongar	LWS197	Anchor House Meadow, Near Abbess Roding
LWS52	Berwick Ham, Near Stapleford Tawney	LWS125	Penson's Lane, Near Grensted Green	LWS198	Abbess Roding Hedgerows
LWS53	Bob's Barn Wood, Near Stapleford Tawney	LWS126	Greensted Wood, Near Grensted Green	LWS199	Brickles Wood Complex, Near Little Laver
LWS54	Hawksmere Springs, Near Stapleford Tawney	LWS127	Ongar Wood	LWS200	Enville Wood, Near Little Laver
LWS55	Passingford Bridge Wood, Near Stapleford Airfield	LWS128	Ongar Oaks	LWS201	Little Wood, Near Little Laver
LWS56	Albysn Parkland, Near Stapleford Airfield	LWS129	Blake Hall Meadow, Near Ongar	LWS202	Butthatch Wood, Near Beauchamp Roding
LWS57	Stapleford Abbotts Meadow	LWS130	Dorking's farm Meadow, Moreton	LWS203	Blackcat Green Lane, Near Little Laver
LWS58	Stapleford Abbotts Elms	LWS131	Crispins Meadow, Moreton	LWS204	Norwood, Near Little Laver
LWS59	Churchyard, Standford Rivers	LWS132	North Lane, Near Moreton	LWS205	Norwood End Verges, Near Little Laver
LWS60	Coleman's Lane, Near Toot Hill	LWS133	Watery Lane Verge, High Laver	LWS206	Perryfield Lane, Near Fyfield
LWS61	Kettlebury Spring, Near Ongar	LWS134	Gunnets Green, Near Matching	LWS207	The Moors, Near Fyfield
LWS62	Dewley Wood, Near Lower Bobbingworth Green	LWS135	Matching Green	LWS208	Fyfield Mill Meadow
LWS63	Doleman's Spring, Near Grensted Green	LWS136	Matching Airfield Mosaic	LWS209	Hallsford Bridge Meadow, Near Ongar
LWS64	Clatterfod End Plantation, Near Ongar	LWS137	Chevers Hall Meadow, Near Norton Manderville	LWS210	Wood, Willingale Airfield
LWS65	Westlands/Thistlelands Springs, Near Ongar	LWS138	Norton Manderville Churchyard	LWS211	White's Wood, Near Little Laver

Appendix 4: Policy Designations

LWS66	Long Edwells, Near Ongar	LWS139	Cannons Green Lanes, Fyfield	LWS212	Birds Green Mosaic, Near Beauchamp Roding
LWS67	Sparks Farm Marsh, Near Nine Ashes	LWS140	Witney Wood and Hedge Rows. Near Fyfield	LWS213	Ongar Road Verges
LWS68	Dukes Lane Verge	LWS141	Spains Wood, Near Willingale	LWS214	Rowe's Wood, Near Willingale
LWS69	Elm Cottage Green Lane, Near Berners Roding	LWS142	Norton Heath	LWS215	Beauchamp Roding Special Roadside Verge
LWS70	Windmill Farm Green Lane, Near Shallow Bowells	LWS143	Norton Heath Verges	LWS216	Mill Street Green, Hastingwood
LWS71	Berners Roding Church Meadow	LWS144	Bonsgrove/Lucas's Lane, Near Norton Heath	LWS217	Lee Valley, South
LWS72	Berners Wood	LWS145	Hardy's Plantation/Roots Spring, Near Berners Roding	LWS218	Lee Valley, Central
LWS73	St. Andrew's/St. Christopher's Church, Willingale	LWS146	Bushey-hays Spring	LWS219	Lee Valley, North
LWS220	Parndon Wood				

County Wildlife Sites

CWS01	Land on Site of Berwick Lane, Stanford Rivers	CWS09	Ongar Civic Amenity Site, High Ongar	CWS17	Ivy Chimneys Primary School, Epping
CWS02	Land part of Staples Road in Buckhurst Hill	CWS10	Land on South of Willingale Road, Fyfield	CWS18	Land Part of Chigwell Lane, Loughton
CWS03	Land in Featherbed Lane, Lambourne End	CWS11	Land in Dunmow Road, Beauchamp Roding	CWS19	Land on West side of Romford Road, Chigwell Row

Appendix 4: Policy Designations

CWS04	Land on West side of Piercing Hill, Theydon Bois	CWS12	Land on North Side of Nazeing Road, Nazeing	CWS20	Lambourne Hall Farm – Land Remaining, Lambourne
CWS05	Hainault Forest Country Park, Lambourne	CWS13	Land on North Side of old Nazeing Road, Nazeing	CWS21	Lambourne Hall Estate – Apes Grove Woodland, Lambourne
CWS06	Land in Dunmow Road, Beauchamp Roding	CWS14	Epping Primary School, Epping	CWS22	Land at Passingford Bridge, Stapleford Abbots
CWS07	Land forming part of Ongar Road-, Radley Green	CWS15	Coopersale and Theydon Garnon CE Primary School	CWS23	Debden Estate, Theydon Bois
CWS08	St Johns CE Primary School Playing Field, Buckhurst Hill	CWS16	Land on East side of Berwick Lane, Stanford Rivers	CWS24	Epping St Johns CE Playing Field

Please note that some policy designations are not shown on the PDF version but can be seen on the online version of the Policies Map only. These include:

- Footpaths
- Environment Agency Flood Zone 2
- Environment Agency Flood Zone 3
- Bridleways
- Byways
- Listed Buildings
- BAP Habitats & Priority Species
- Ancient Woodland
- Tree Preservation Orders
- Veteran Trees
- Ancient Trees
- Local Areas for Play
- Neighbourhood Equipped Areas for Play
- Mineral Safeguarding Areas

Appendix 4: Policy Designations

- Parish Boundaries
- Ward Boundaries
- Allotments
- Parks and Gardens
- Natural and Semi-Natural Areas
- Cemeteries and Graveyards
- Air Quality Management Area

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Appendix Five

Housing, Employment and Traveller Trajectories

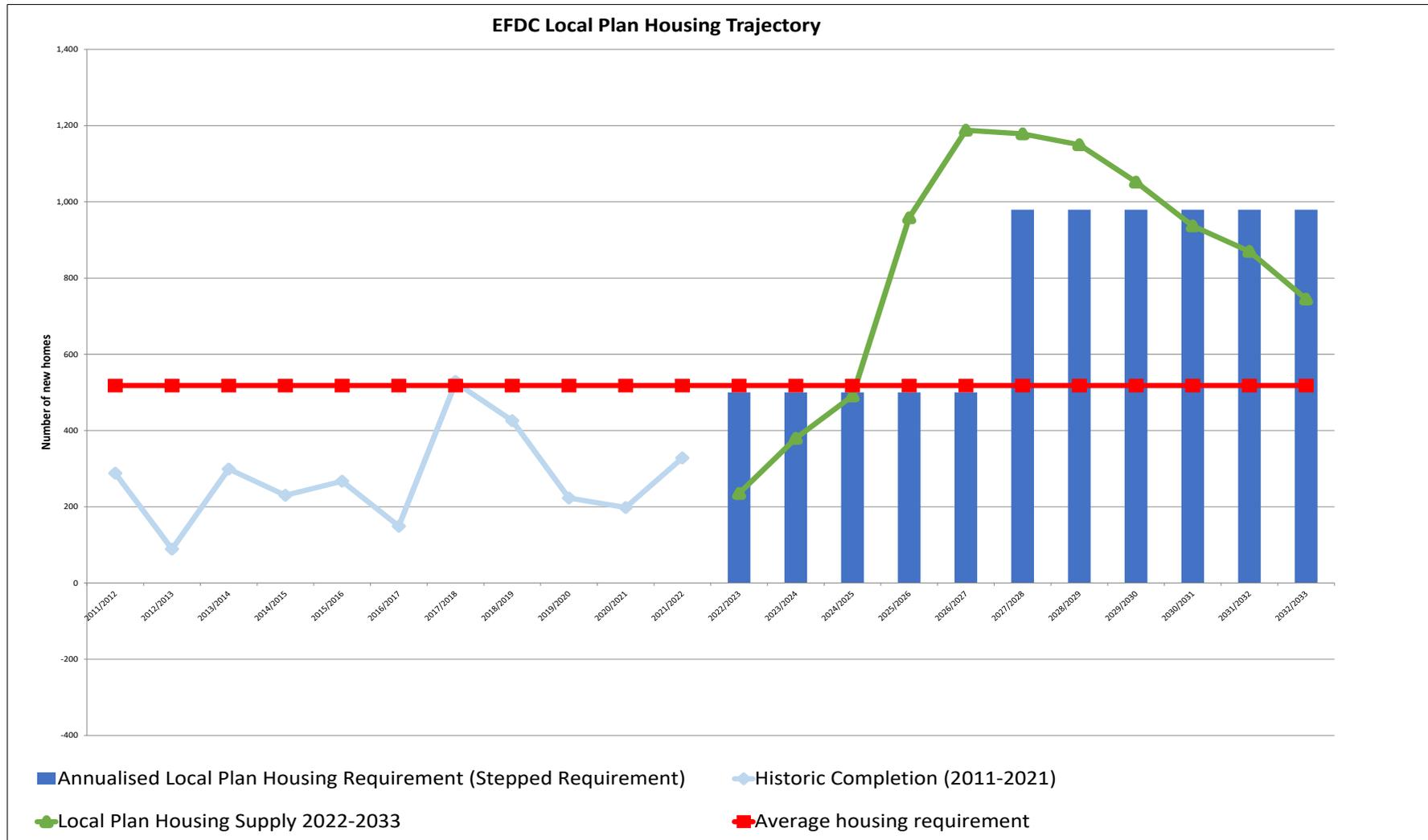
Appendix 5 Housing, Employment and Traveller Trajectories

Housing Trajectory

	Total	Start of Plan Period											Year 1-5					Year 6-10					Year 11
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033
Completions	3,023	288	89	299	230	267	149	526	426	223	198	328	0	0	0	0	0	0	0	0	0	0	0
Commitments (sites with planning permission)	1,850	0	0	0	0	0	0	0	0	0	0	0	261	373	353	428	179	155	101	0	0	0	0
10% lapse rate	-185	0	0	0	0	0	0	0	0	0	0	0	-26	-37	-35	-43	-18	-16	-10	0	0	0	0
Garden Communities																							
Latton Priory	1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	100	150	150	150	150	150	150
Water Lane Area	1,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	200	250	250	250	250	250
East of Harlow	750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	100	100	150	150	150
Other Local Plan Allocations																							
Buckhurst Hill	87	0	0	0	0	0	0	0	0	0	0	0	0	0	15	36	21	0	0	0	0	0	15
Chigwell	187	0	0	0	0	0	0	0	0	0	0	0	0	0	0	47	35	70	35	0	0	0	0
Ongar	590	0	0	0	0	0	0	0	0	0	0	0	0	0	35	90	171	108	108	78	0	0	0
Coopersale	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	0
Epping	511	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	90	90	101	90	90	0
Fyfield	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0
High Ongar	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0
Loughton/Debden	100	0	0	0	0	0	0	0	0	0	0	0	0	9	9	9	27	0	0	55	0	0	0
Lower Sheering	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0

Appendix 5: Housing, Employment and Traveller Trajectories

	Total	Start of Plan Period										Year 1-5					Year 6-10					Year 11	
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033
Nazeing	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	48	0	0	0	0	0	0
North Weald Bassett	1,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	124	166	140	140	140	140	100	100
Roydon	48	0	0	0	0	0	0	0	0	0	0	0	0	0	7	20	21	0	0	0	0	0	0
Sheering	84	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	37	21	21	0	0	0	0
Stapleford Abbots	33	0	0	0	0	0	0	0	0	0	0	0	0	16	17	0	0	0	0	0	0	0	0
Theydon Bois	57	0	0	0	0	0	0	0	0	0	0	0	0	19	26	0	12	0	0	0	0	0	0
Thornwood	172	0	0	0	0	0	0	0	0	0	0	0	0	0	40	64	68	0	0	0	0	0	0
Waltham Abbey	836	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	132	125	130	137	122	95	45
Windfall	210	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35	35	35	35	35
Total Housing Supply (recorded and projected)	12,199	288	89	299	230	267	149	526	426	223	198	328	235	380	491	950	1188	1179	1150	1052	937	870	745
Future housing requirement (stepped)	8,380	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	500	500	500	500	500	980	980	980	980	980	980



Trajectory for Employment Allocations

Allocation Reference	Site Address	Total Supply (ha)	2017/18-2021/22	2022/23 – 2026/27	2027/28-2031/32	2032/33
LOU.E2A	Land adjacent to Langston Road Industrial Estate	1	1			
NWB.E4A	North Weald Airfield	10		5	5	
RUR.E19A	Land adjacent to Dorrington Farm	0.93	0.93			
WAL.E6A	Land adjacent to Galley Hill Road Industrial Estate	1.28	1.28			
WAL.E8	Land North of A121	10		5	5	
Total		23.21	3.21	10	10	0

Trajectory for Travellers' provision

Allocation Reference	Site Address	Total Supply (Number of pitches)	2011/12- 2021/22	2022/23- 2026/27	2027/28- 2031/32	2032/33
SP4.1	Latton Priory	5		5		
SP4.2	Water Lane Area	5			5	
SP4.3	East of Harlow	5			5	
NWB.T1	West of Tylers Green, North Weald Bassett	5		5		
RUR.T1	Sons Nursery, Hamlet Hill	2		2		
RUR.T2	Ashview, Hamlet Hill, Roydon, Essex, CM19 5LA	1		1		
RUR.T3	James Mead, Waltham Road, Long Green, Nazeing, Essex, EN9 2LU	4		4		
RUR.T4	Curtis Mill Lane, Stapleford Abbotts, Essex, RM4 1HS	1		1		
RUR.T5	Stoneshot View, Nazeing	5		5		
WAL.T1	Yard/car park at rear Lea Valley Nursery, Crooked Mile, Waltham Abbey	5		5		
RUR.T6 (TSP Yard)	Lakeview Moreton			1 yard		
Completions		46	46			
Total Traveller Pitch Supply (recorded & projected)		84	46	28	10	
Local Plan requirement		64 and 1 yard				

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