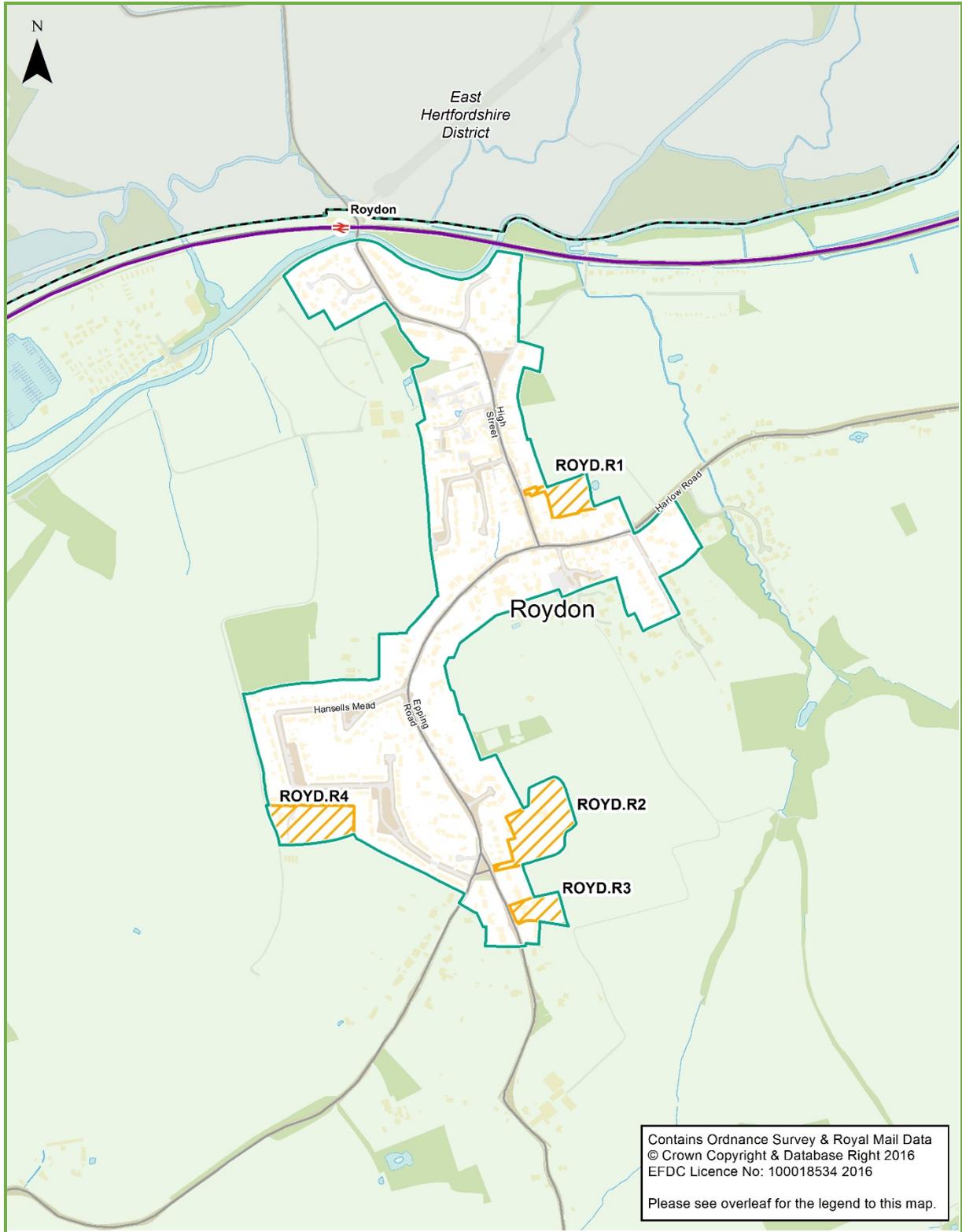


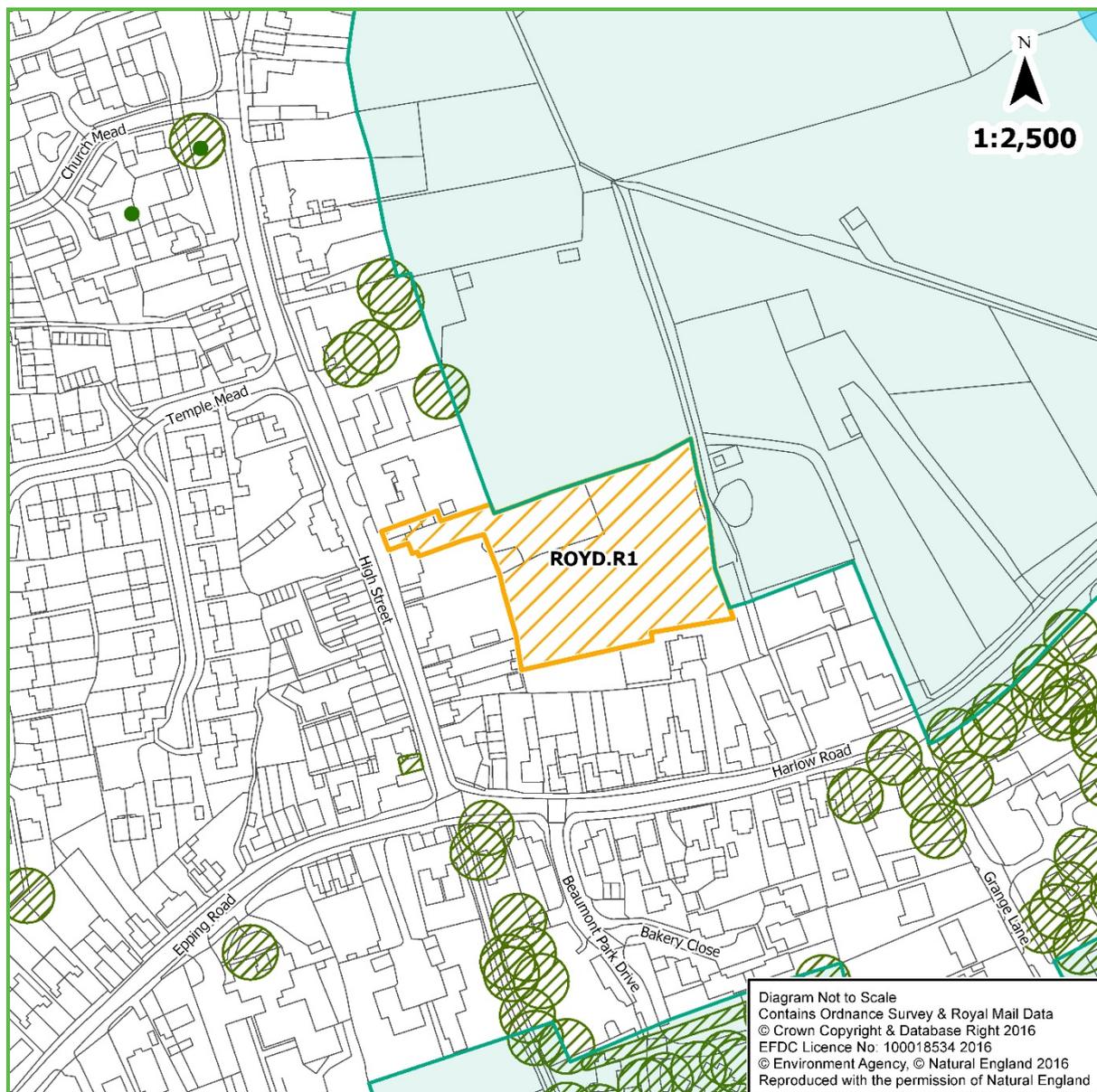
Roydon



Legend

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

ROYD.R1 The Old Coal Yard



Site Address: 32 High Street, Roydon, Essex

Settlement: Roydon

Proposed Use: Residential

Size (Ha)

0.53

Indicative Development Area (Ha)

0.53

Indicative Net Density (DpH)

15

Approximate Net Capacity (Dwellings)

7

Site Description:

The site is greenfield land. It is bounded by residential development to the west, south and east with agricultural land to the north.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

ROYD.R1 The Old Coal Yard

Development Requirements

Landscape Character

The site is located in an area of high landscape sensitivity. Development proposals should be carefully designed to minimise harm to the wider landscape taking into account the development's setting in the landscape and the local landscape character. The design should minimise the impact on landscape character by considering factors including the design, layout, materials and external finishes. The development's landscaping should, as appropriate, seek to incorporate, retain and, where possible, enhance existing hedgerows and/or tree belts, providing additional screening from the wider landscape where relevant.

Heritage

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

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

On-site Constraints

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

Green Belt Boundary

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

ROYD.R2 Land at Kingsmead School



Site Address: Epping Road, Roydon, Essex, CM19 5HU	
Settlement: Roydon	Proposed Use: Residential
Size (Ha)	1.36
Indicative Development Area (Ha)	1.36
Indicative Net Density (DpH)	18
Approximate Net Capacity (Dwellings)	21
Site Description: The site is a former private school with grounds. It is bounded by agricultural land to the east, north and south and residential development to the west.	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

ROYD.R2 Land at Kingsmead School

Development Requirements

Trees

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

Landscape Character

The site is located in an area of high landscape sensitivity. Development proposals should be carefully designed to minimise harm to the wider landscape taking into account the development's setting in the landscape and the local landscape character. The design should minimise the impact on landscape character by considering factors including the design, layout, materials and external finishes. The development's landscaping should, as appropriate, seek to incorporate, retain and, where possible, enhance existing hedgerows and/or tree belts, providing additional screening from the wider landscape where relevant.

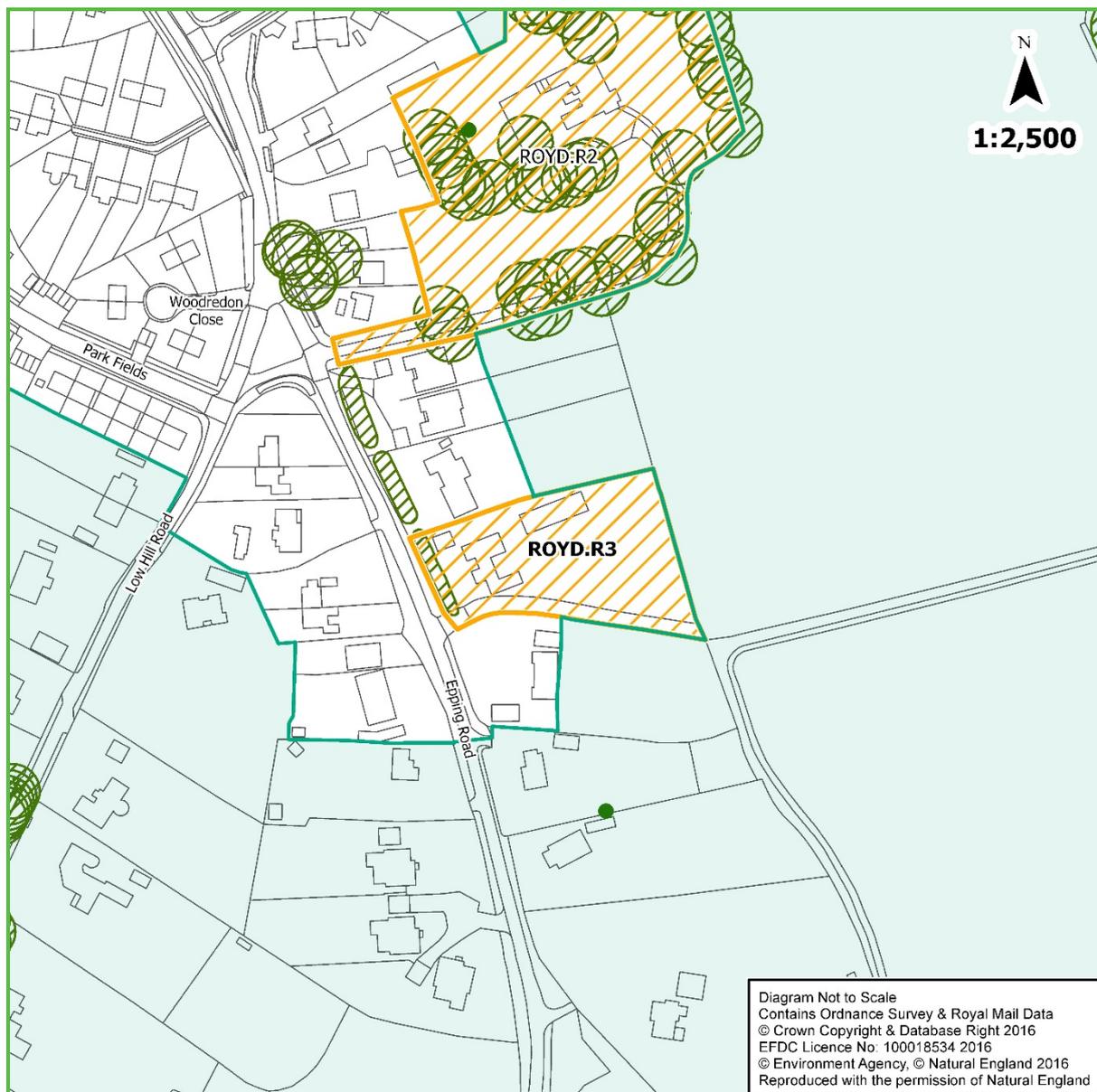
Infrastructure

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

Green Belt Boundary

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

ROYD.R3 Land at Epping Road



Site Address: Epping Road, Roydon, Essex		
Settlement: Roydon		Proposed Use: Residential
Size (Ha)	0.42	Site Description: The site contains one residential dwelling with outbuildings and garden. It is bounded by residential development to the north and south, agricultural land to the east and Epping Road to the west.
Indicative Development Area (Ha)	0.41	
Indicative Net Density (DpH)	39	
Approximate Net Capacity (Dwellings)	14	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

ROYD.R3 Land at Epping Road

Development Requirements

Trees

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

Landscape Character

The site is located in an area of high landscape sensitivity. Development proposals should be carefully designed to minimise harm to the wider landscape taking into account the developments setting in the landscape and the local landscape character. The design should minimise the impact on landscape character by considering factors including the design, layout, materials and external finishes. The development's landscaping should, as appropriate, seek to incorporate, retain and, where possible, restore existing field patterns and/or hedgerows, providing additional screening from the wider landscape where relevant.

Heritage

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

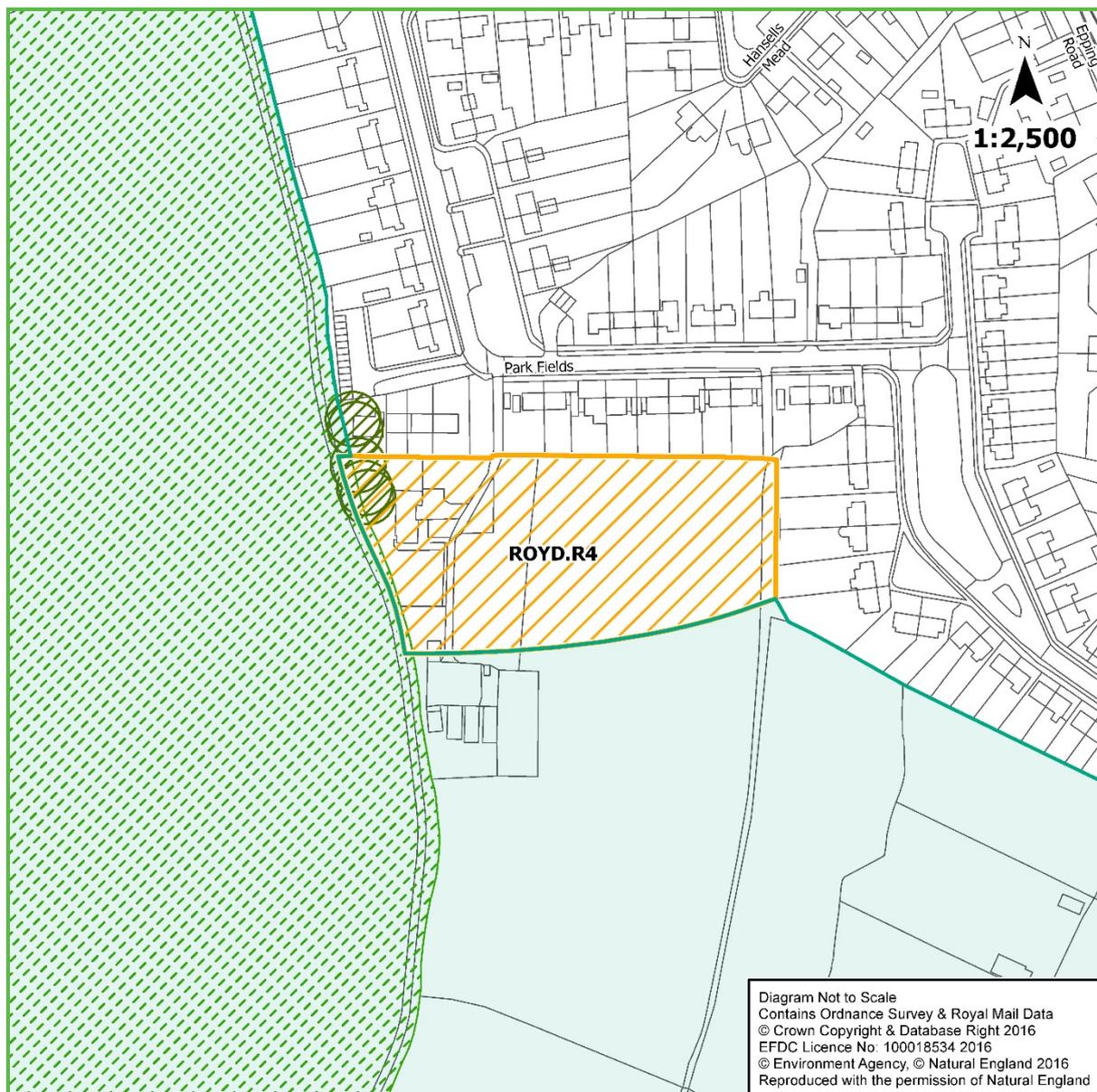
Infrastructure

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

Green Belt Boundary

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

ROYD.R4 Land at Parklands Nursery



Site Address: Parklands Nursery, Parkfields, Roydon, Essex, CM19 5JB		
Settlement: Roydon		Proposed Use: Residential
Size (Ha)	0.98	Site Description: The site contains one residential dwelling, outbuildings and agricultural land. It is bounded by residential development to the north and east and agricultural land to the west and south.
Indicative Development Area (Ha)	0.90	
Indicative Net Density (DpH)	23	
Approximate Net Capacity (Dwellings)	20	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

ROYD.R4 Land at Parklands Nursery

Development Requirements

Ecology and Trees

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

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

Settlement Character

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

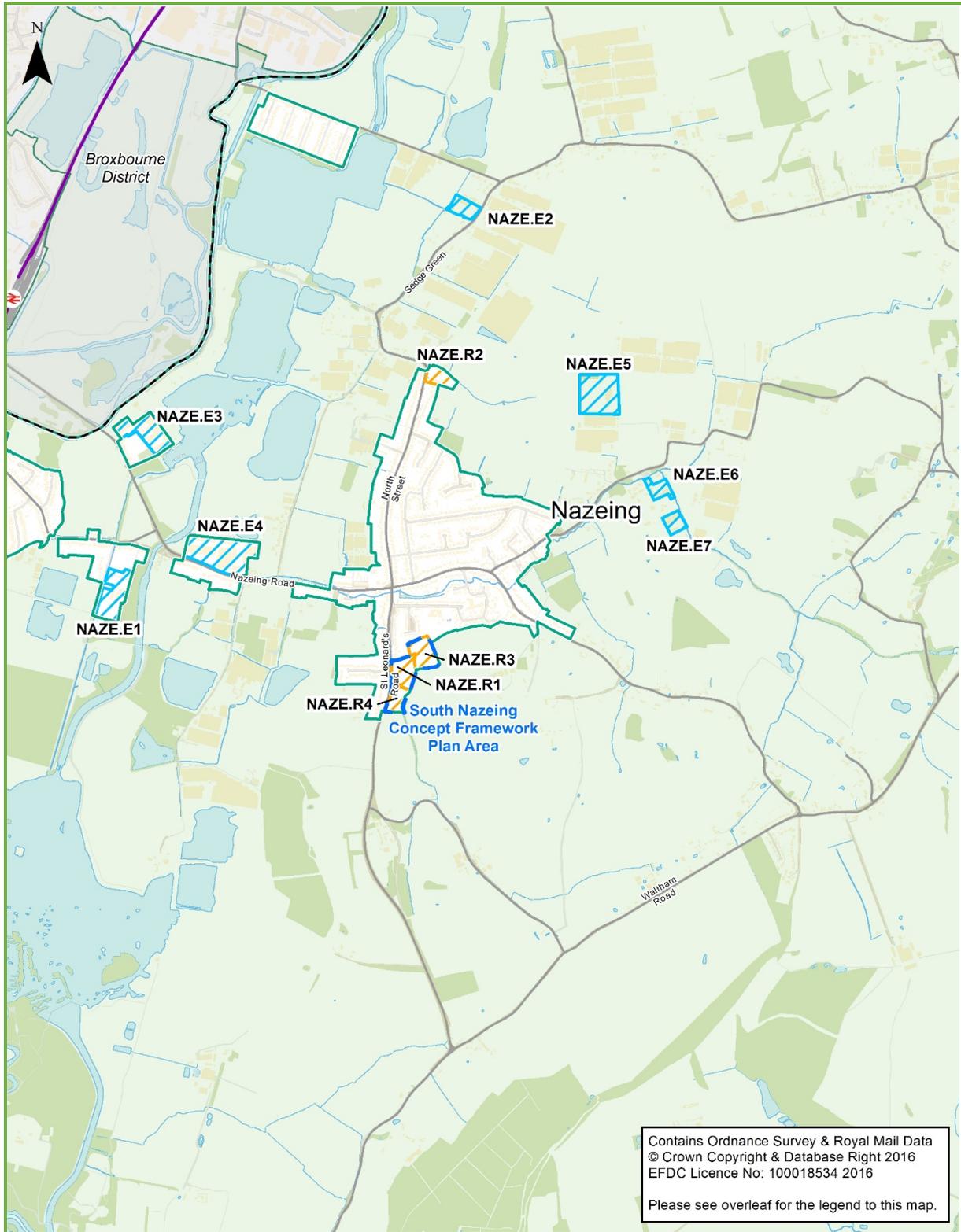
On-site Constraints

The site includes an existing Public Right of Way along the eastern edge. This should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

Green Belt Boundary

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

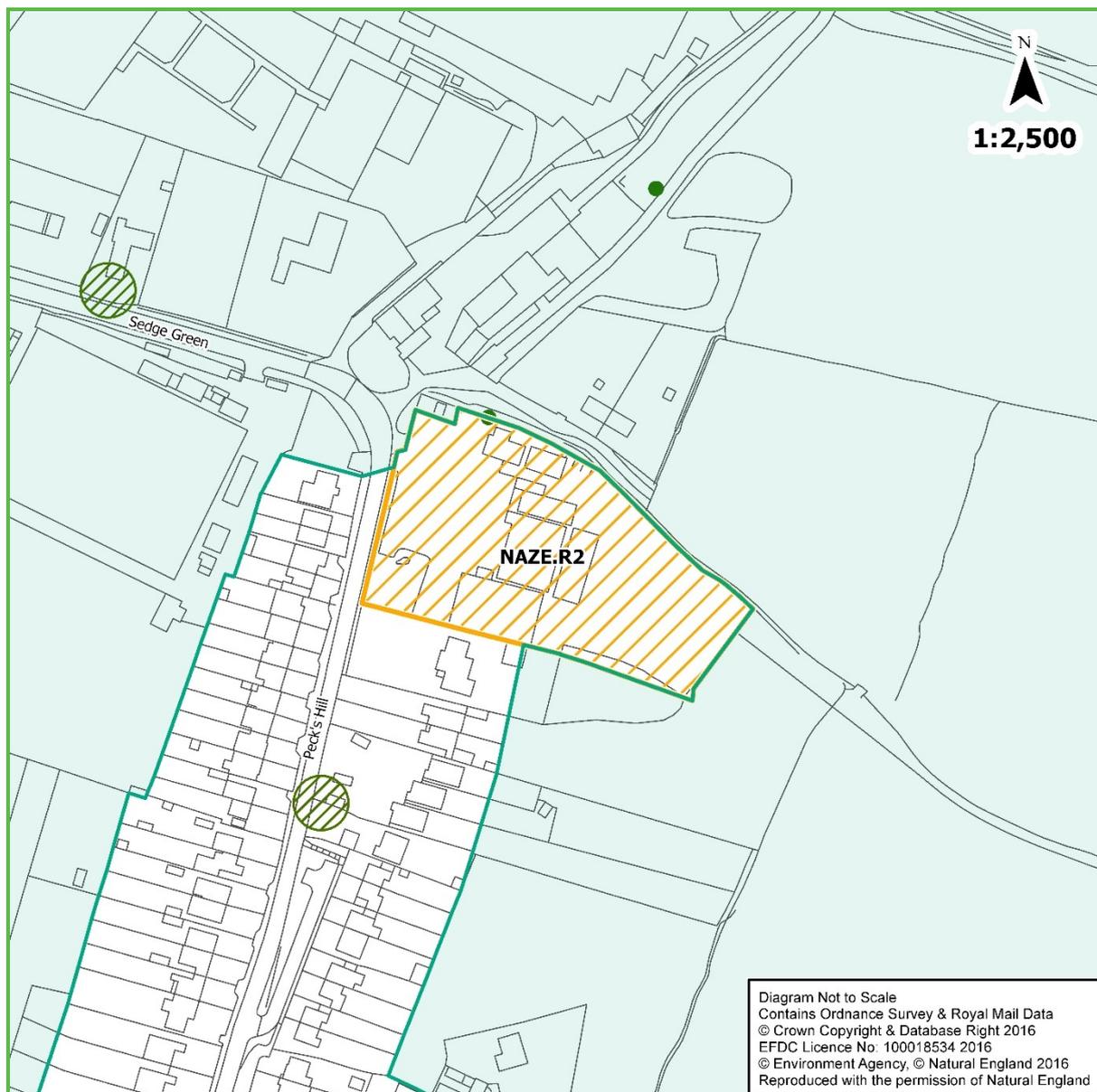
Nazeing



Legend

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

NAZE.R2 The Fencing Centre at Pecks Hills



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

Settlement: Nazeing

Proposed Use: Residential

Size (Ha)

0.86

Indicative Development Area (Ha)

0.86

Indicative Net Density (DpH)

35

Approximate Net Capacity (Dwellings)

29

Site Description:

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

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

NAZE.R2 The Fencing Centre at Pecks Hill

Development Requirements

Trees

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

On-site Constraints

The site has potential site access constraints. Development proposals should assess whether the current access to the Fencing Centre from Sedge Green Road would provide a safe access point which has sufficient capacity to serve the proposed residential development. This includes ensuring that appropriate visibility splays can be accommodated within the existing access point.

The site includes an existing Public Right of Way along the northern boundary of the site. Development proposals should seek to integrate the Public Right of Way within the development layout and maintain and where possible improve connectivity with the wider network. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

Green Belt Boundary

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

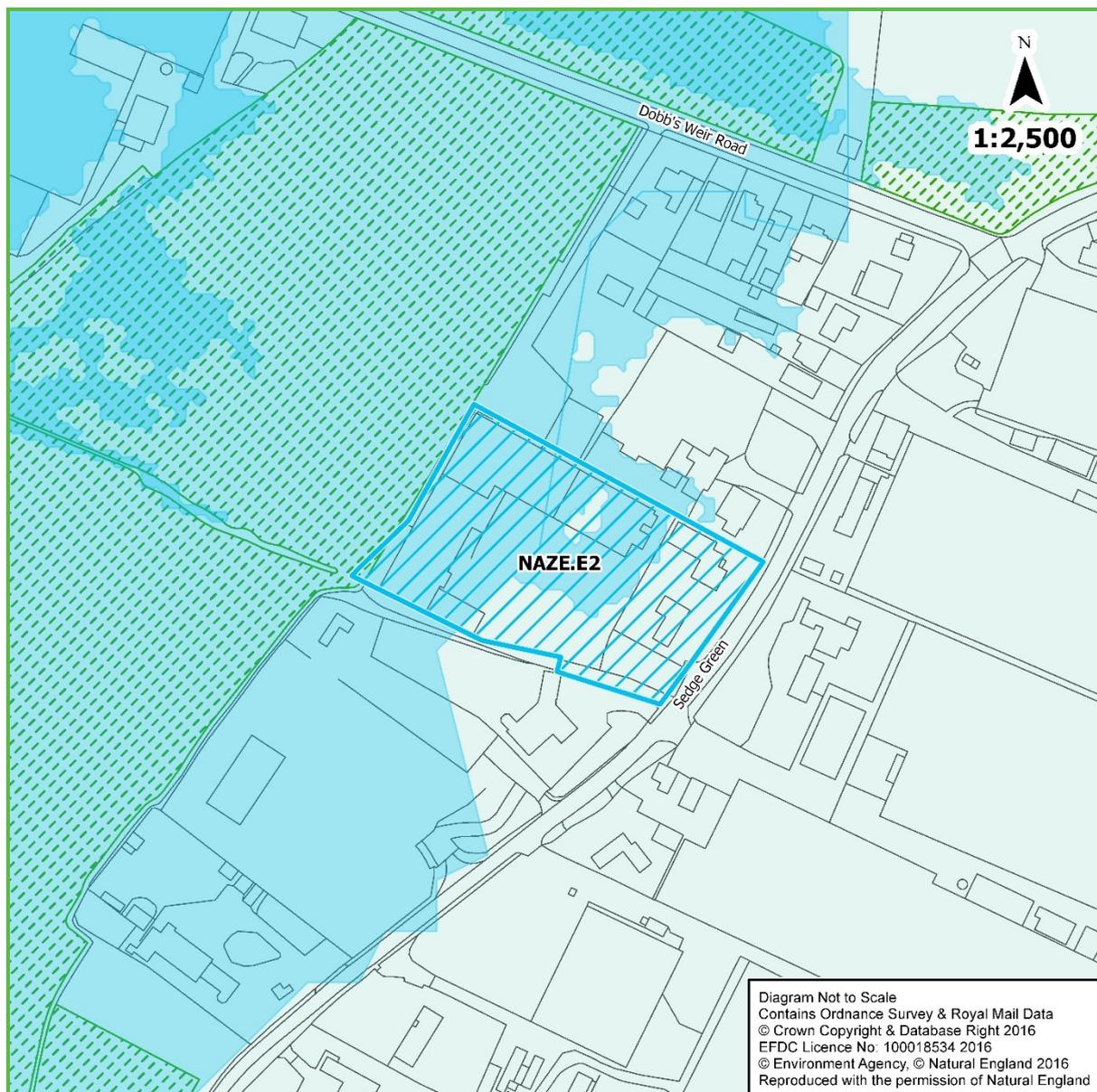
NAZE.E1 The Old Waterworks



Site Address: Green Lane, Nazeing, Essex, EN10 6RS	
Settlement: Nazeing	Site Description: The site comprises various structures and areas of hardstanding, predominantly in industrial use (open storage), and areas of greenfield land. The site is bounded by residential development to the north and partially to the west, Green Lane to the west, and scrub/agricultural land to the east and south.
Proposed Use: Employment	
Size (Ha)	
2.15	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

NAZE.E2 Land West of Sedge Green



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

Settlement: Nazeing

Proposed Use: Employment

Size (Ha)

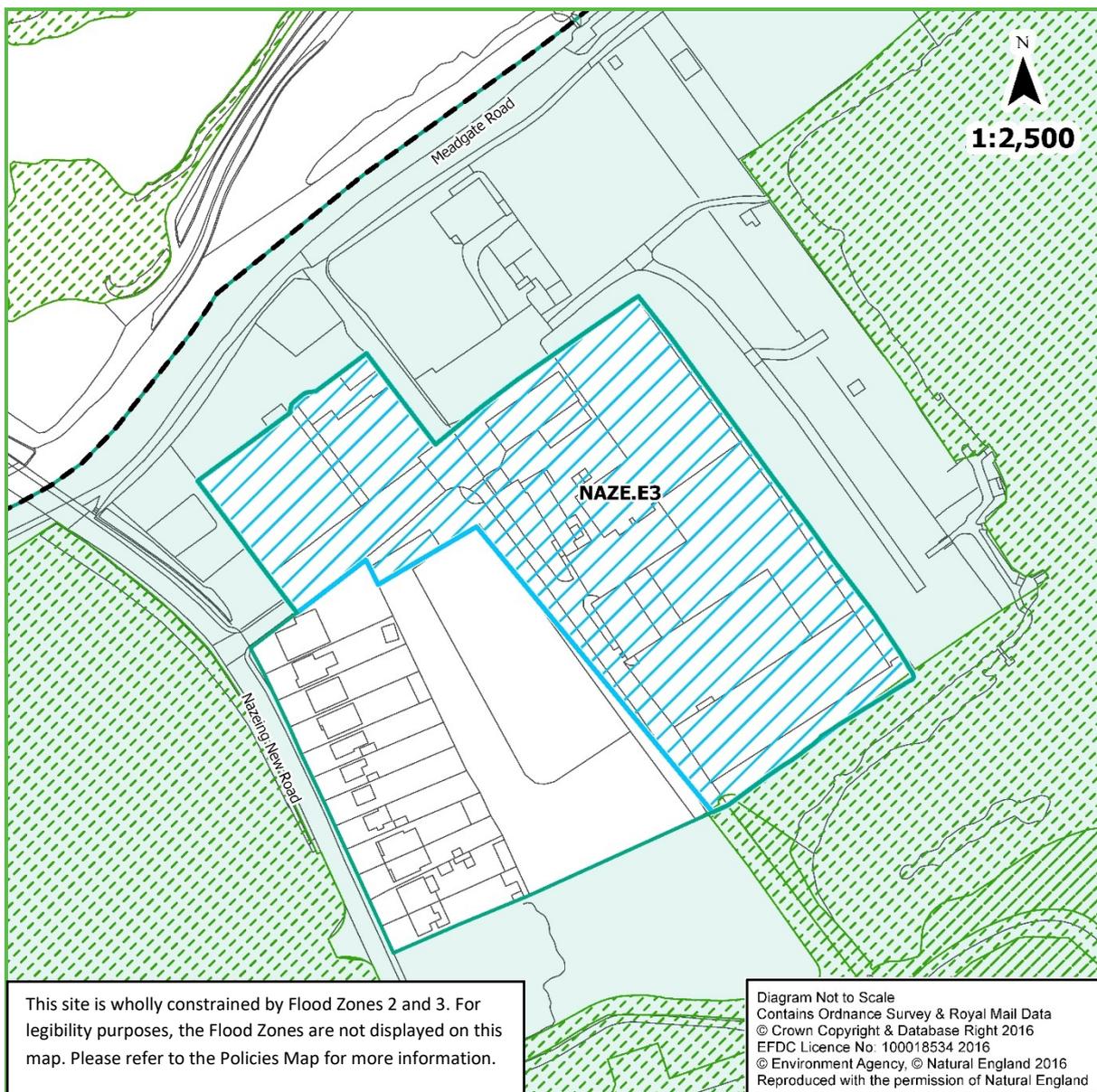
0.84

Site Description:

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

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

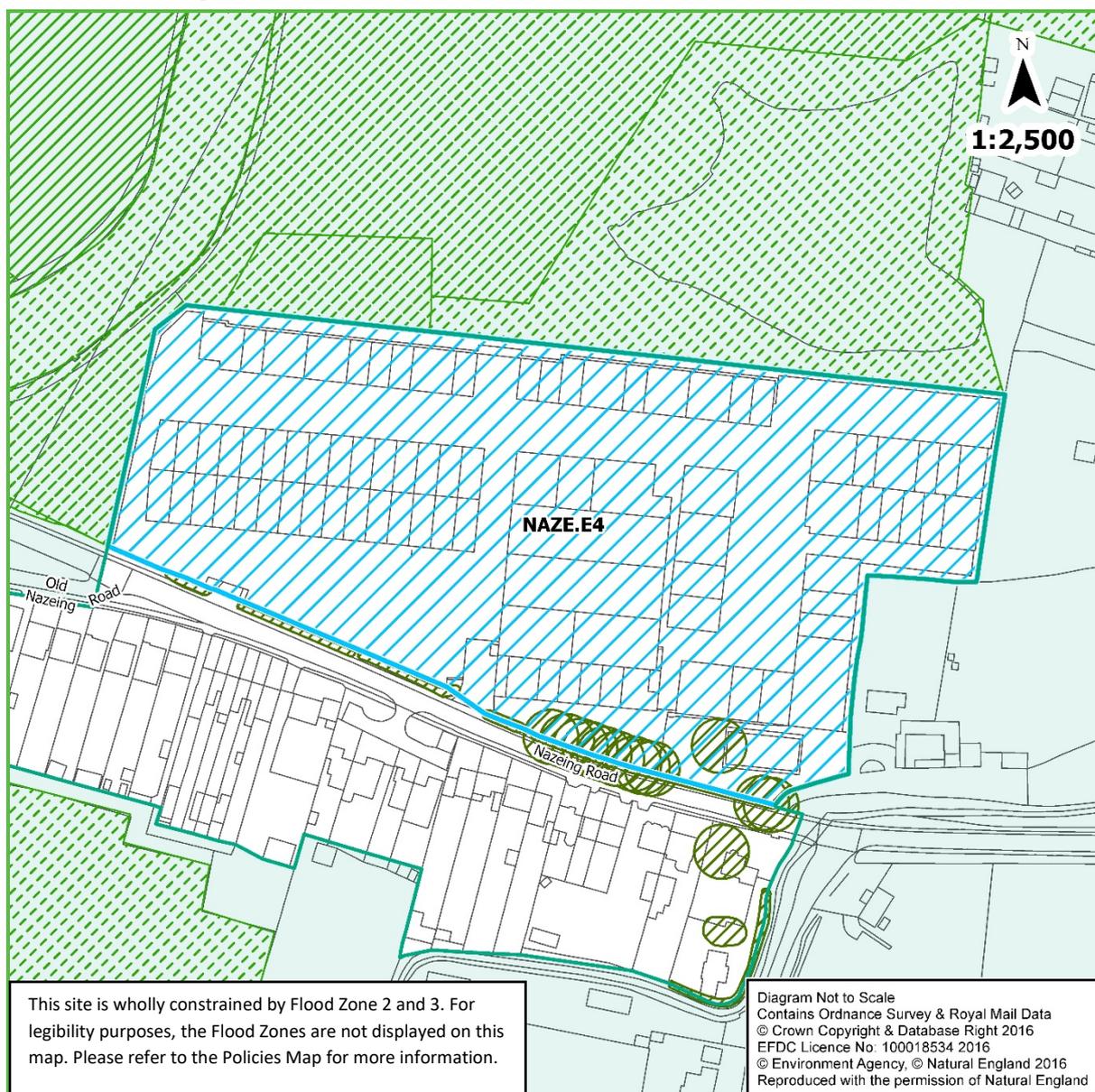
NAZE.E3 Bridge Works and Glassworks at Nazeing New Road



Site Address: Nazeing New Road, Nazeing, Essex, EN10 6SY	
Settlement: Nazeing	Site Description: The site comprises a works complex predominantly in office and industrial uses. It is bounded by a mobile home park to the north and east, residential dwellings to the west and a reservoir to the south.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

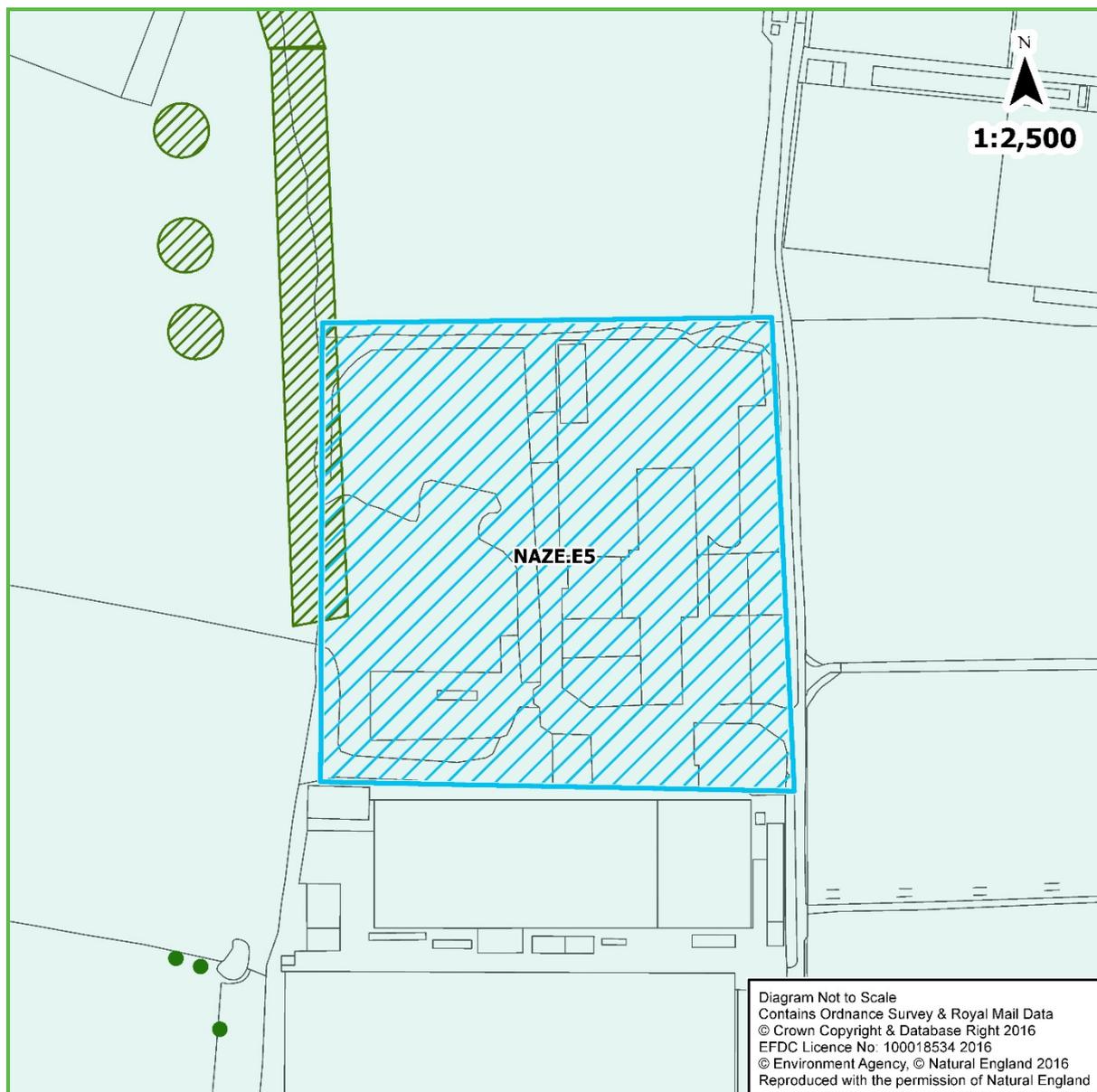
NAZE.E4 Hillgrove Business Park



Site Address: Nazeing Road, Nazeing, Essex, EN9 2HB	
Settlement: Nazeing	Site Description: The site comprises a business park, predominantly in office and industrial uses, with associated hardstanding and car parking. It is bounded by Nazeing Road to the south, residential development to the east and greenfield land and waterways to the west and north.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

NAZE.E5 Birchwood Industrial Estate



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

Settlement: Nazeing

Proposed Use: Employment

Size (Ha)

2.88

Site Description:

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

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

NAZE.E6 Millbrook Business Park

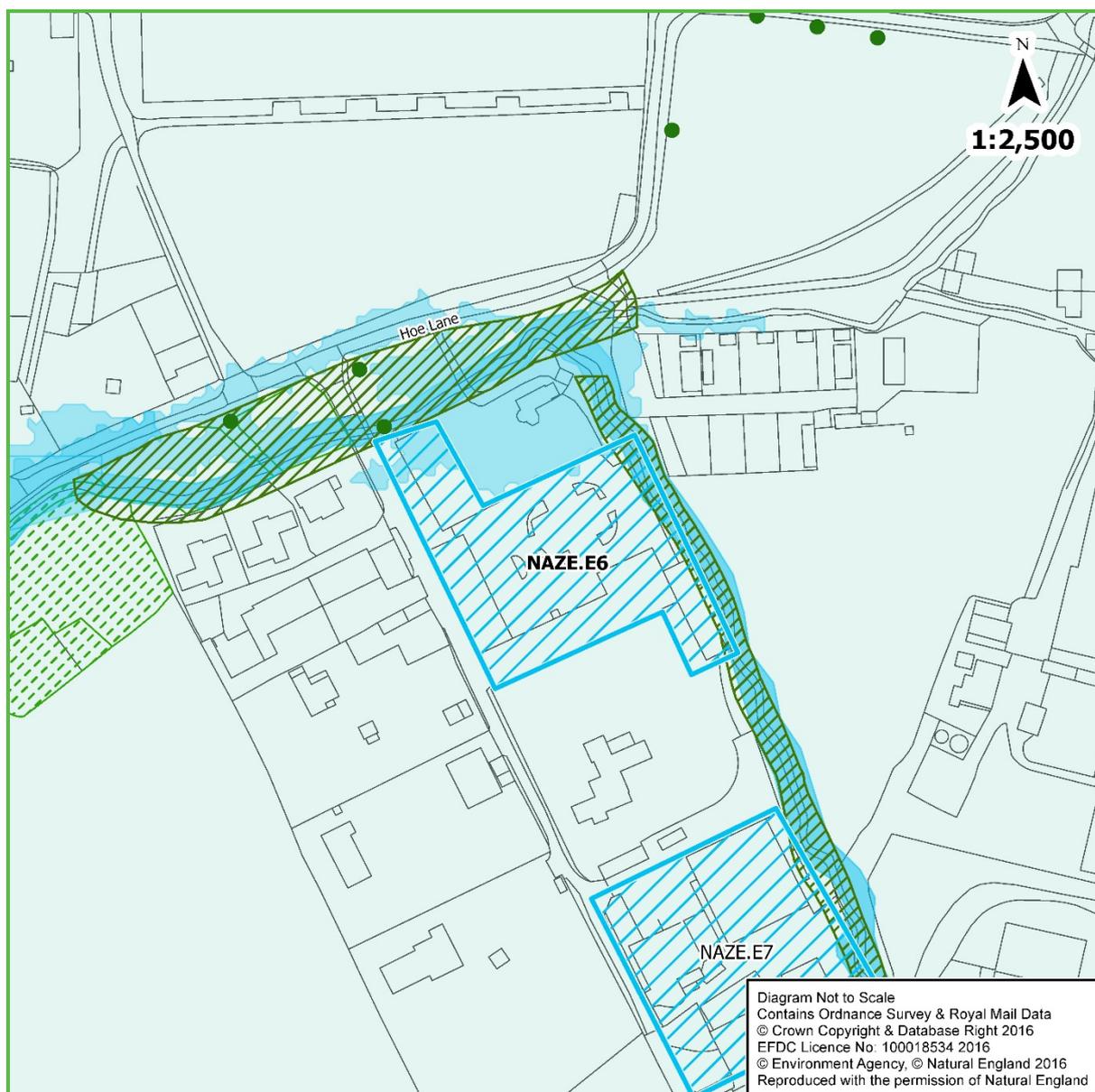
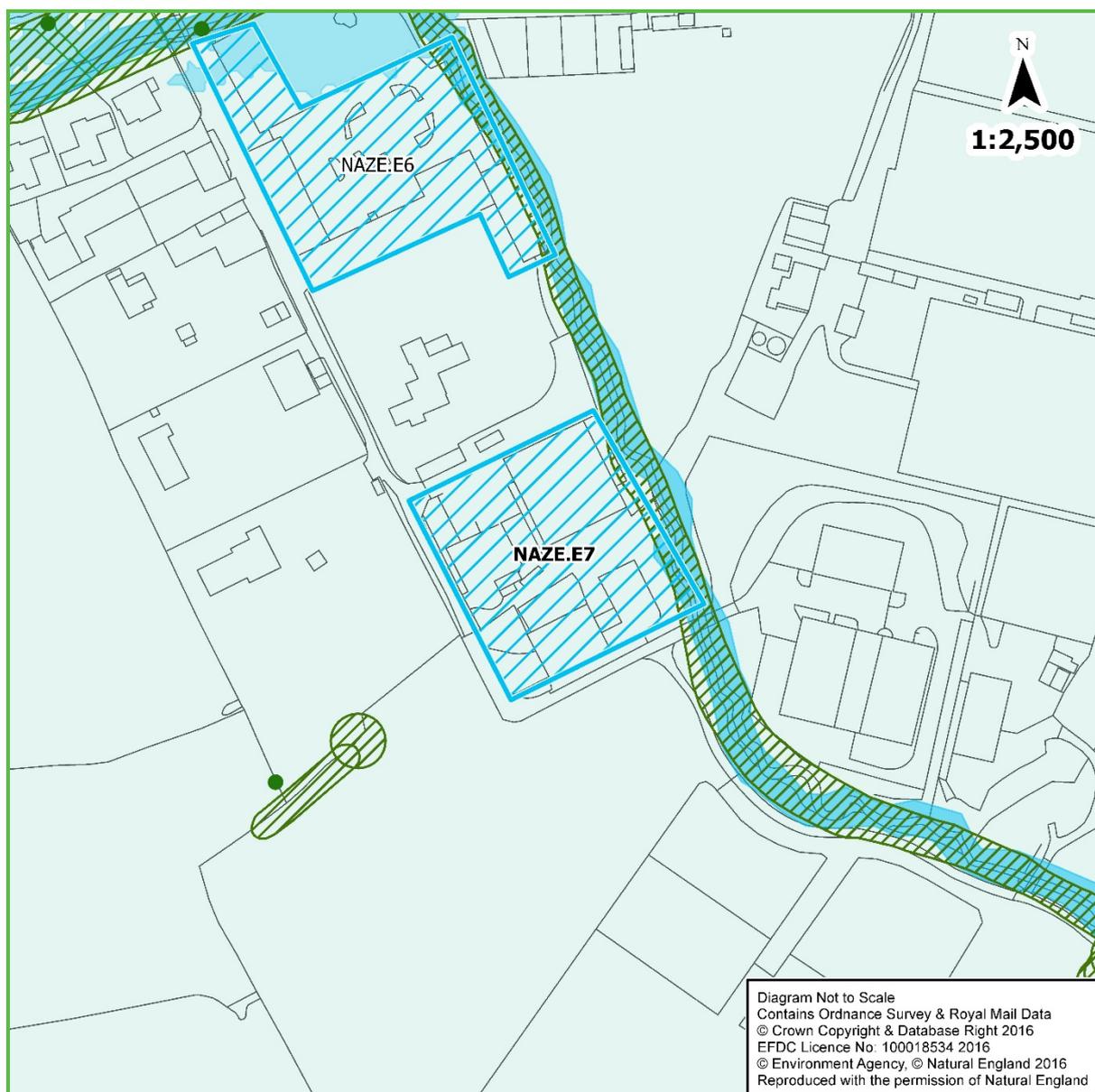


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Site Address: Hoe Lane, Nazeing, EN9 2RJ	
Settlement: Nazeing	Site Description: The site comprises a business park with a mixture of office and industrial uses, including associated car parking. It is bounded by Winston Farm to the west, Hoe Lanes to the north, residential development to the south and the Nazeing Brook to the east.
Proposed Use: Employment	
Size (Ha)	
	0.68

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

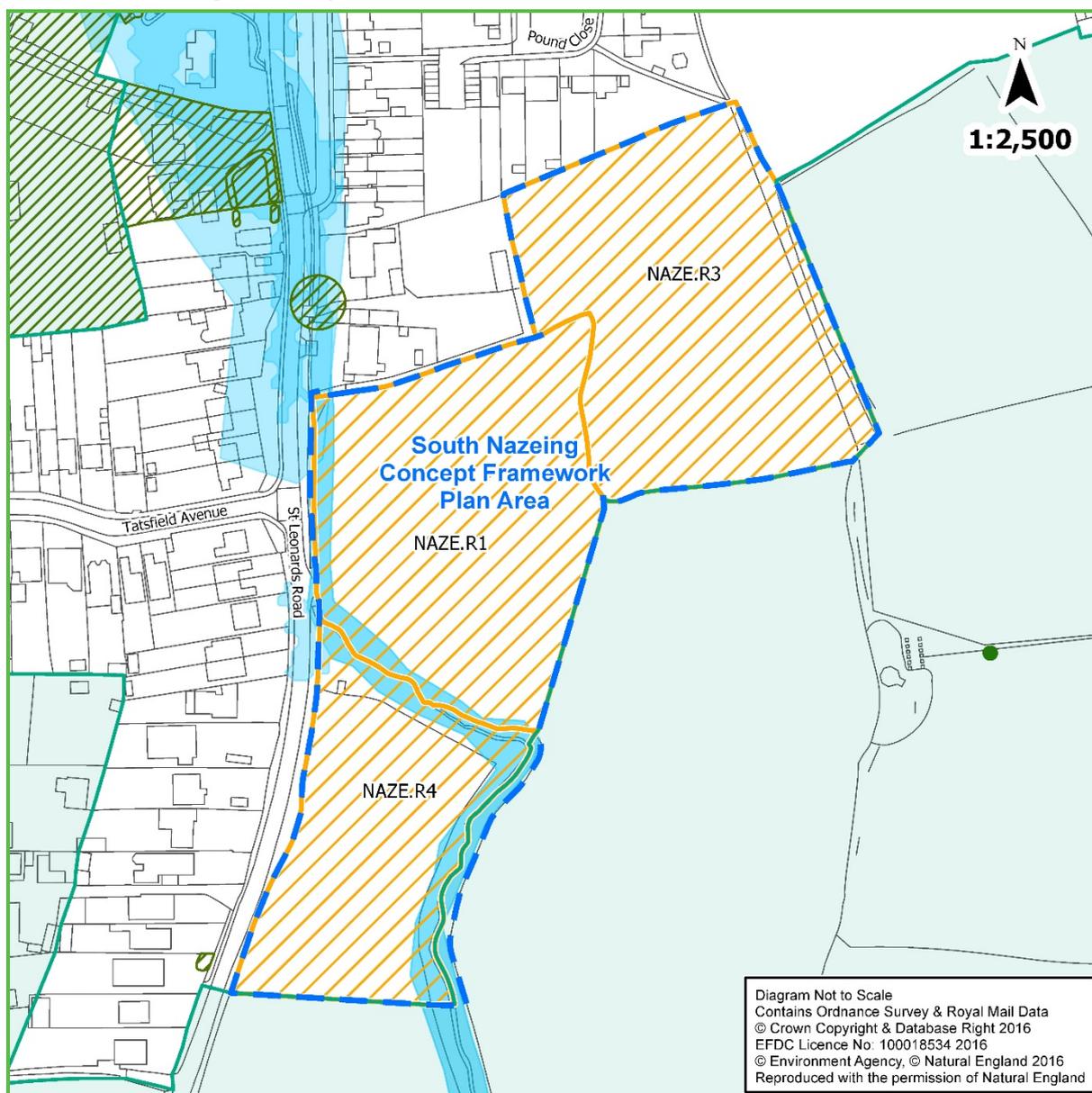
NAZE.E7 Land at Winston Farm



Site Address: Hoe Lane, Nazeing, EN9 2RJ	
Settlement: Nazeing	Site Description: The site comprises industrial uses. It is bounded by Winston Farm to the north, residential development to the west, the Nazeing Brook to the east and agricultural land to the south.
Proposed Use: Employment	
Size (Ha)	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

South Nazeing Concept Framework Plan



Settlement: Nazeing		Proposed Use: Residential	
Concept Plan Area (Ha)	3.33	Site Description: The Concept Framework Plan Area contains agricultural fields and other greenfield land. It is bounded by St Leonards Road to the west, residential development to the north and agricultural land to the east and south.	
Indicative Development Area (Ha)	2.98		
Minimum Net Capacity	93		
Site Allocations included in Concept Framework Plan:			
● NAZE.R1 Land at Perry Hill	● NAZE.R3 Land to the rear of Pound Close	● NAZE.R4 Land at St Leonards Farm	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

South Nazeing Concept Framework Plan

Development Requirements

Flood Risk

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

Design

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

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

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

Ecology

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

Heritage

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

On-site Constraints

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

The Concept Framework Plan Area includes existing Public Rights of Way, which cross NAZE.R1 east to west and NAZE.R3 north to south. Development proposals should seek to integrate the Public Rights of Way within the development layout and maintain and where possible improve connectivity with the wider network. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

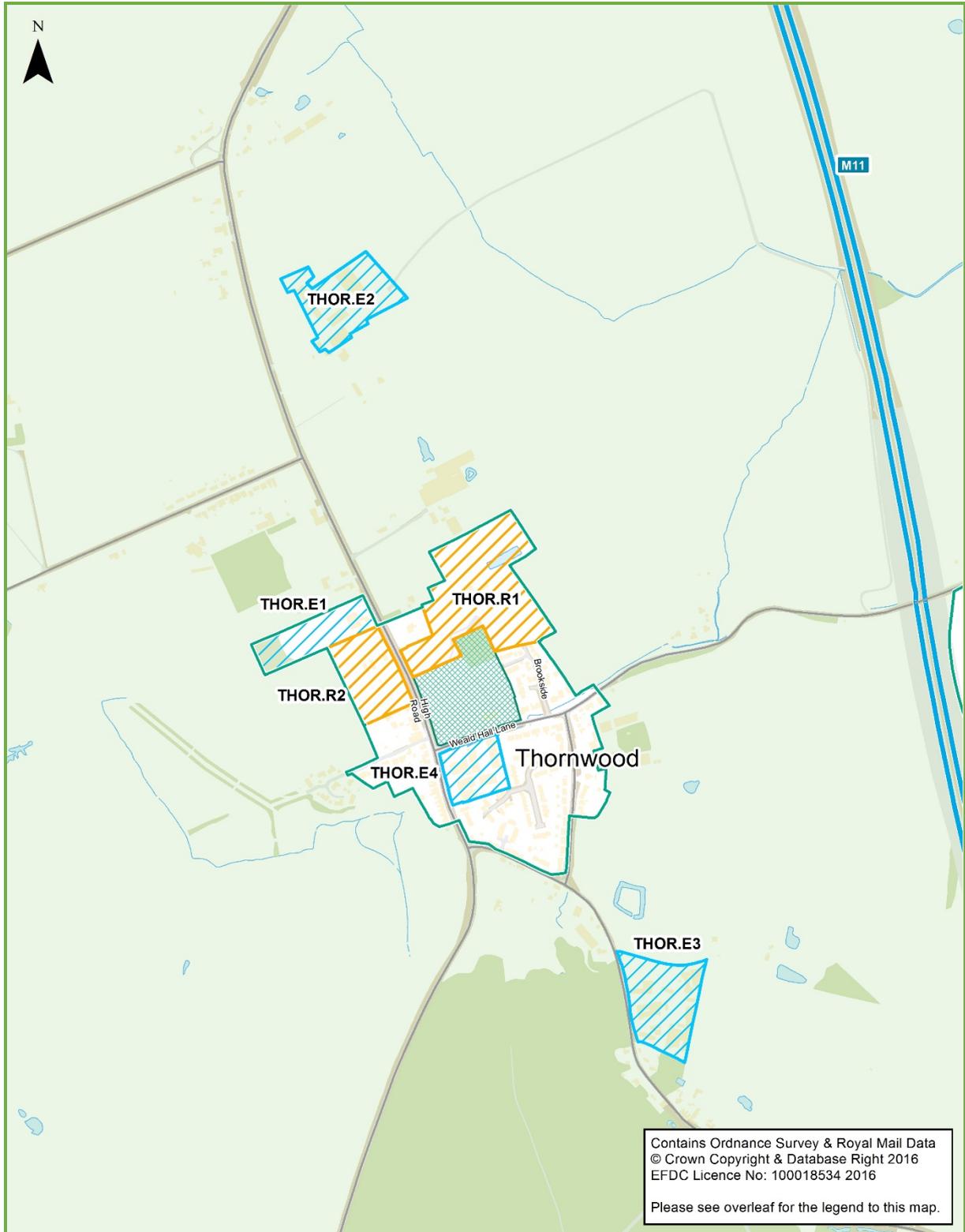
Green Belt Boundary

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

South Nazeing Concept Framework Plan

eastern edge of the site may need to be strengthened.

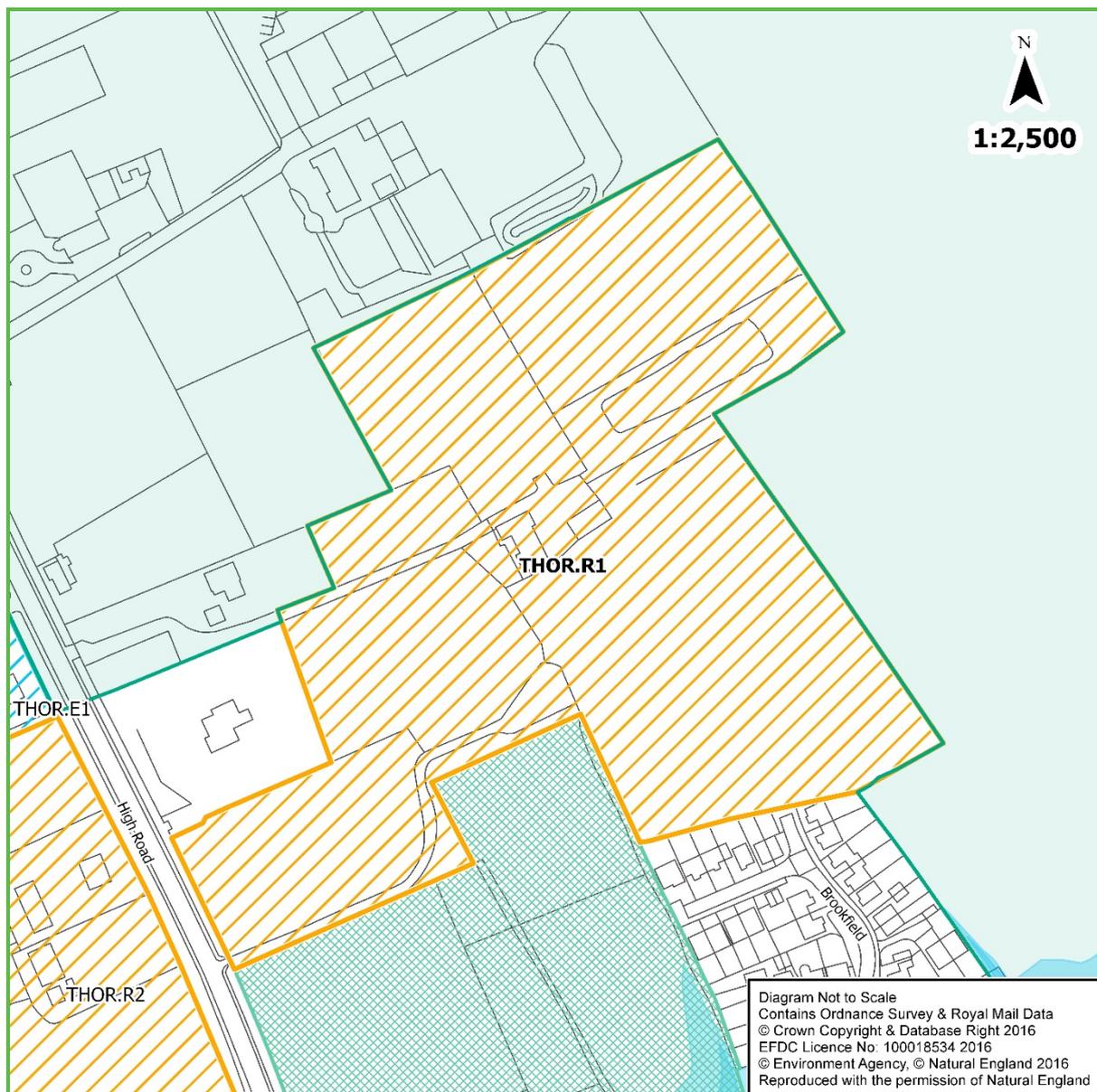
Thornwood



Legend

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

THOR.R1 Land at Tudor House



Site Address: High Road, Thornwood, Essex

Settlement: Thornwood

Proposed Use: Residential

Size (Ha)

4.01

Indicative Development Area (Ha)

4.01

Indicative Net Density (DpH)

35

Approximate Net Capacity (Dwellings)

124

Site Description:

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

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

THOR.R1 Land at Tudor House

Development Requirements

Ecology

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

Design

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

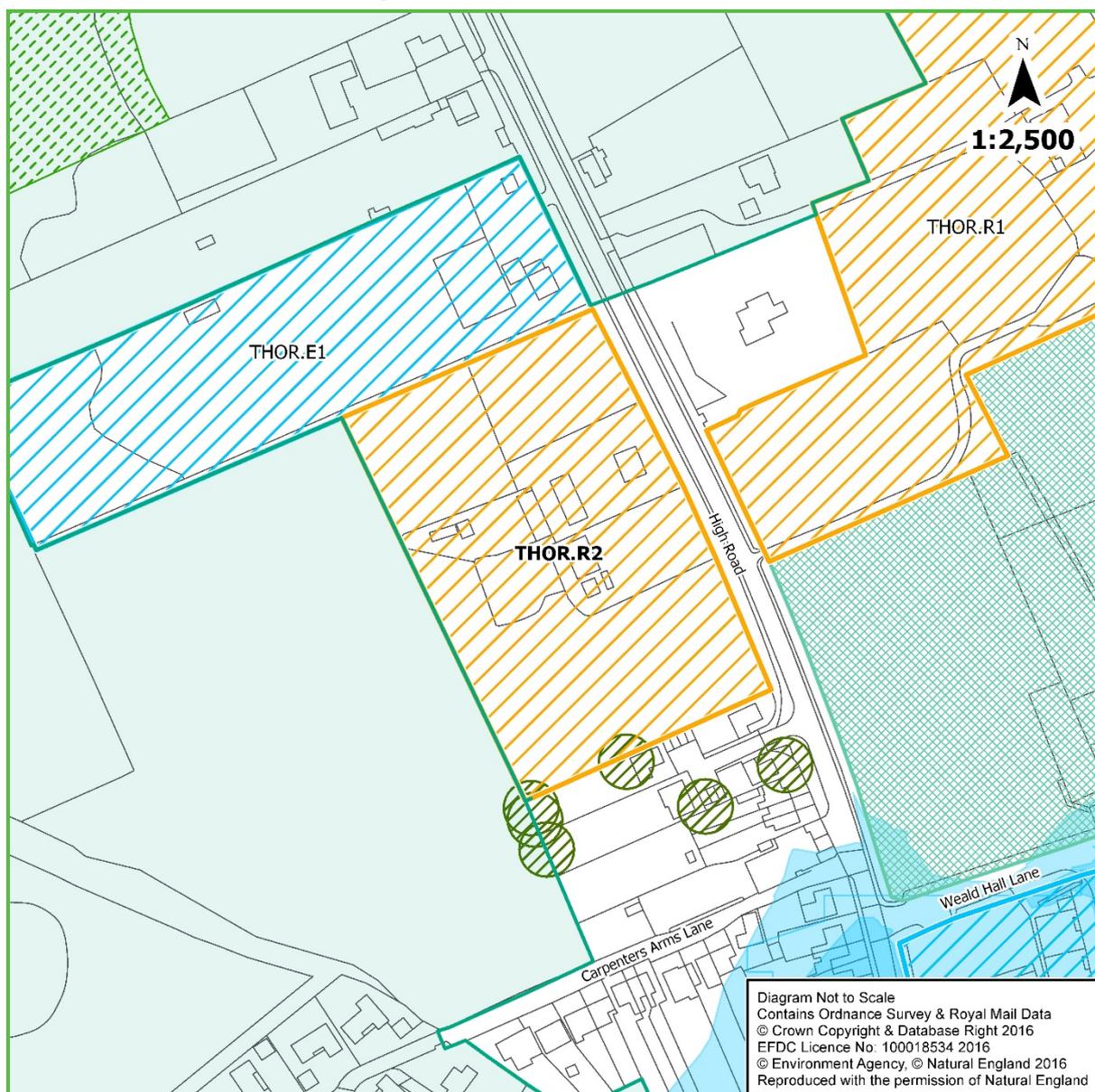
On-site Constraints

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

Green Belt Boundary

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

THOR.R2 Land East of High Road



Site Address: High Road, Thornwood, Essex	
Settlement: Thornwood	Proposed Use: Residential
Size (Ha)	1.59
Indicative Development Area (Ha)	1.59
Indicative Net Density (DpH)	35
Approximate Net Capacity (Dwellings)	48
Site Description: The site contains a single dwelling and associated gardens and greenfield land. It is bounded by the High Road (B1399) to the east, employment site to the north, residential development to the south and greenfield land to the west.	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

THOR.R2 Land East of High Road

Development Requirements

Ecology and Trees

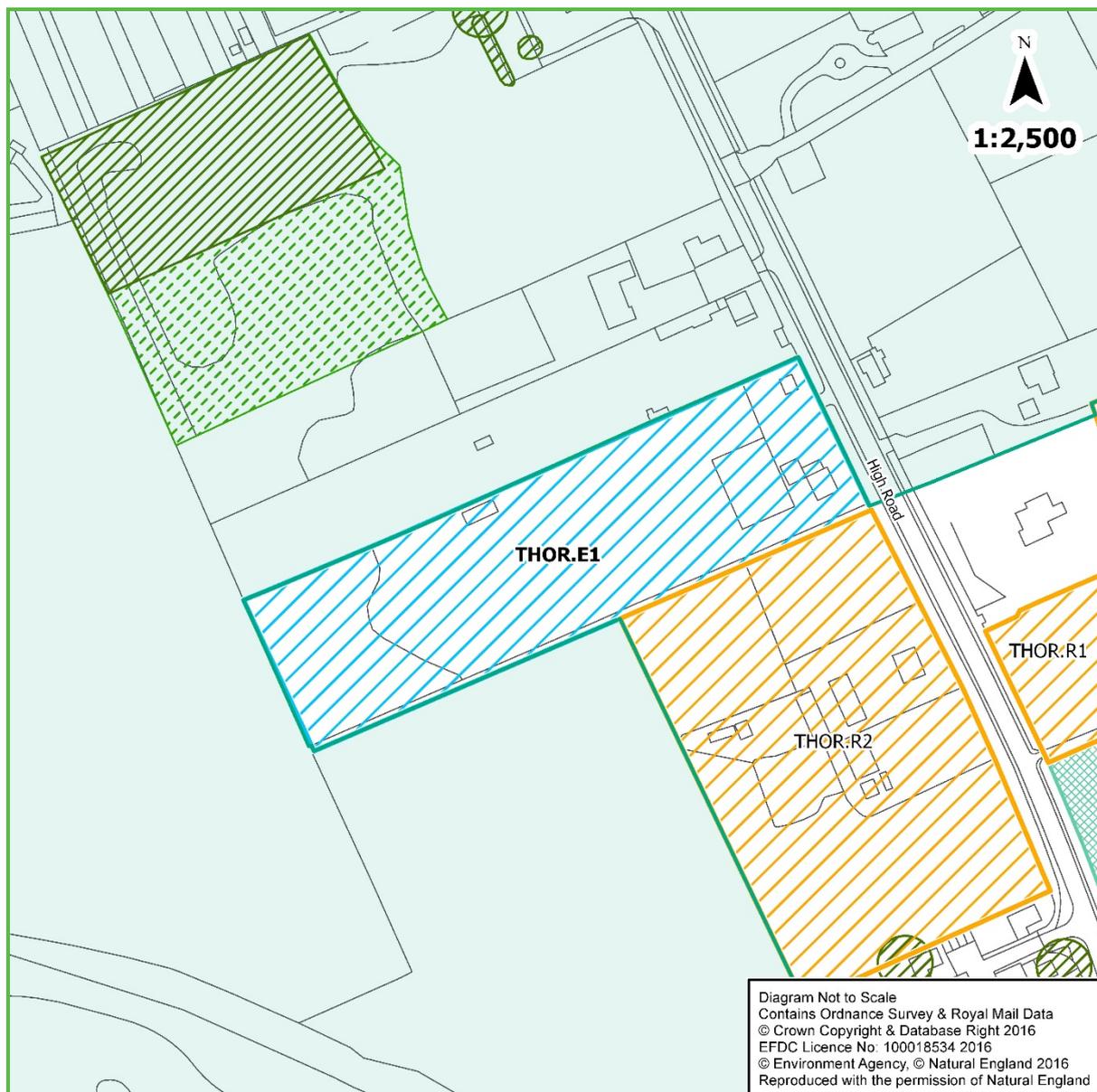
Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

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

Green Belt Boundary

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

THOR.E1 Camfaud Concrete Pumps



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

Settlement: Thornwood

Proposed Use: Employment

Size (Ha)

1.37

Site Description:

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

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

THOR.E2 Land at Esgors Farm



Site Address: High Road, Thornwood, CM16 6LY

Settlement: Thornwood

Proposed Use: Employment

Size (Ha)

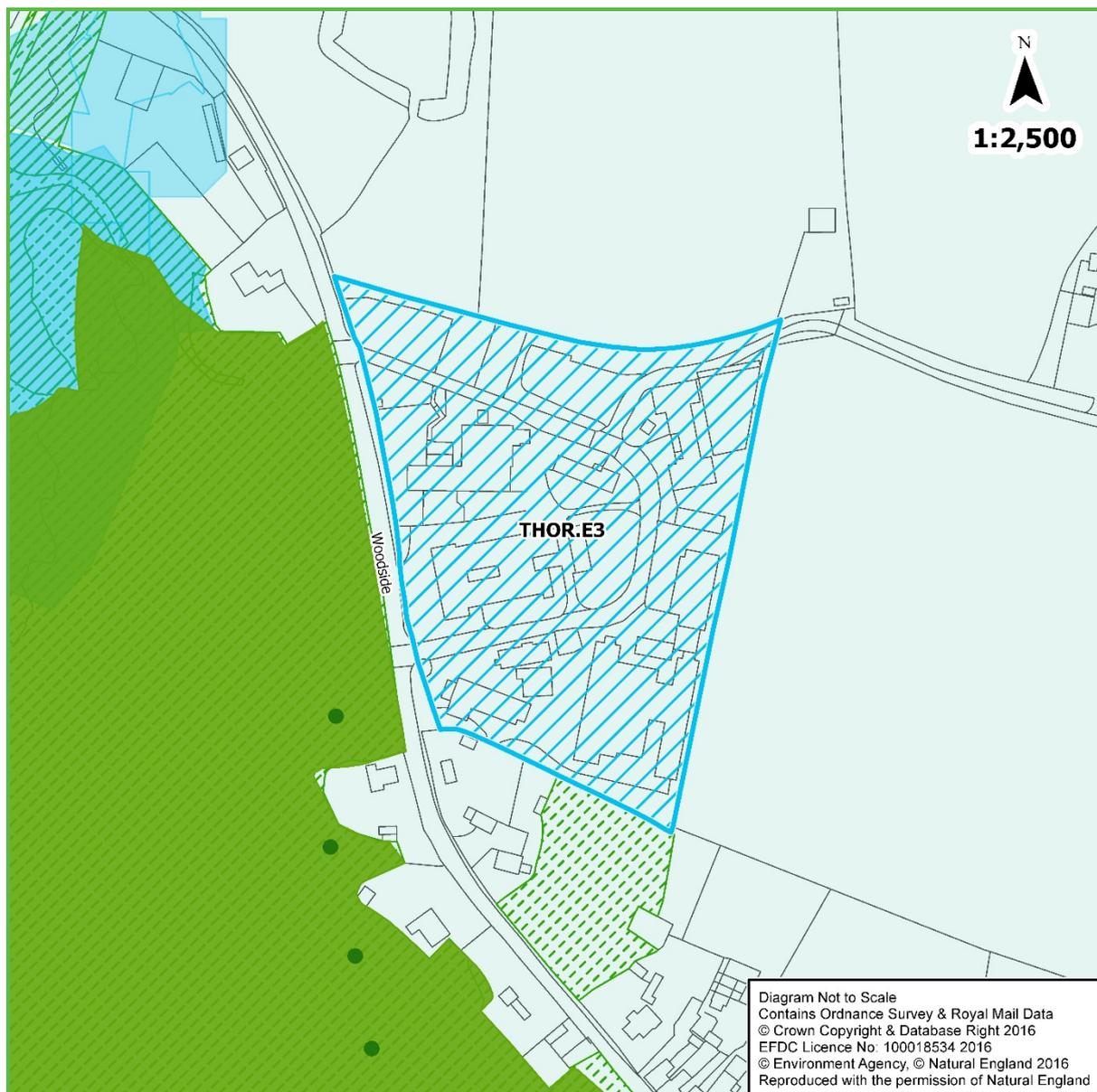
2.00

Site Description:

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

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

THOR.E3 Woodside Industrial Estate



Site Address: Woodside, Thornwood, CM16 6LJ

Settlement: Thornwood

Proposed Use: Employment

Size (Ha)

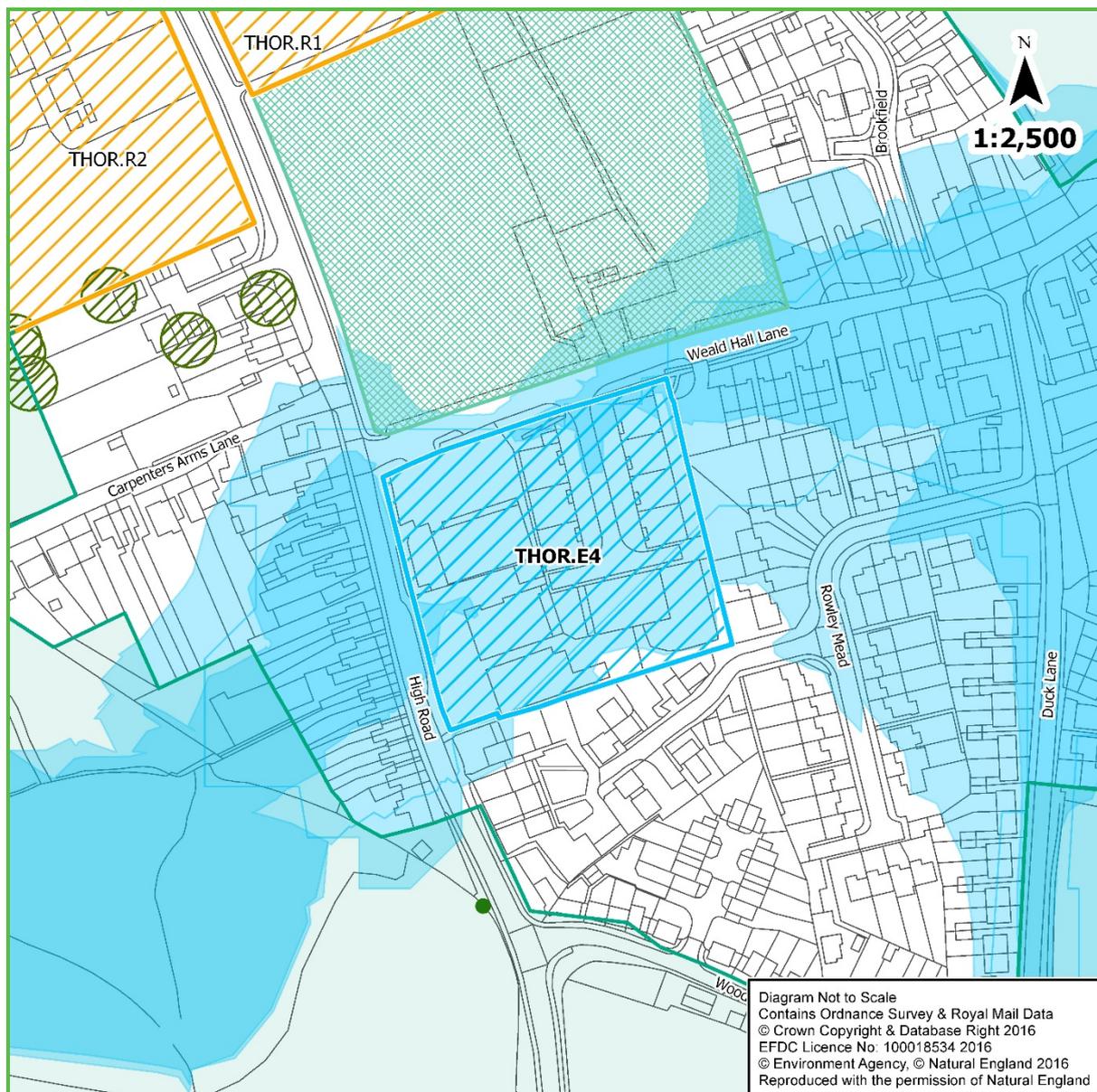
1.99

Site Description:

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

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

THOR.E4 Weald Hall Lane Industrial Area



Site Address: High Road, Thornwood, CM16 6NB

Settlement: Thornwood

Proposed Use: Employment

Size (Ha)

1.09

Site Description:

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

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

Coopersale



Legend

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

COOP.R1 Land at Parklands



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

Settlement: Coopersale		Proposed Use: Residential
Size (Ha)	0.16	Site Description: The site contains retail uses on the ground floor with residential uses on upper floors and associated hardstanding. It is bounded by Parklands to the north, by Coopersale Common to the east and by residential development to the south east.
Indicative Development Area (Ha)	0.16	
Indicative Net Density (DpH)	83	
Approximate Net Capacity (Dwellings)	6	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

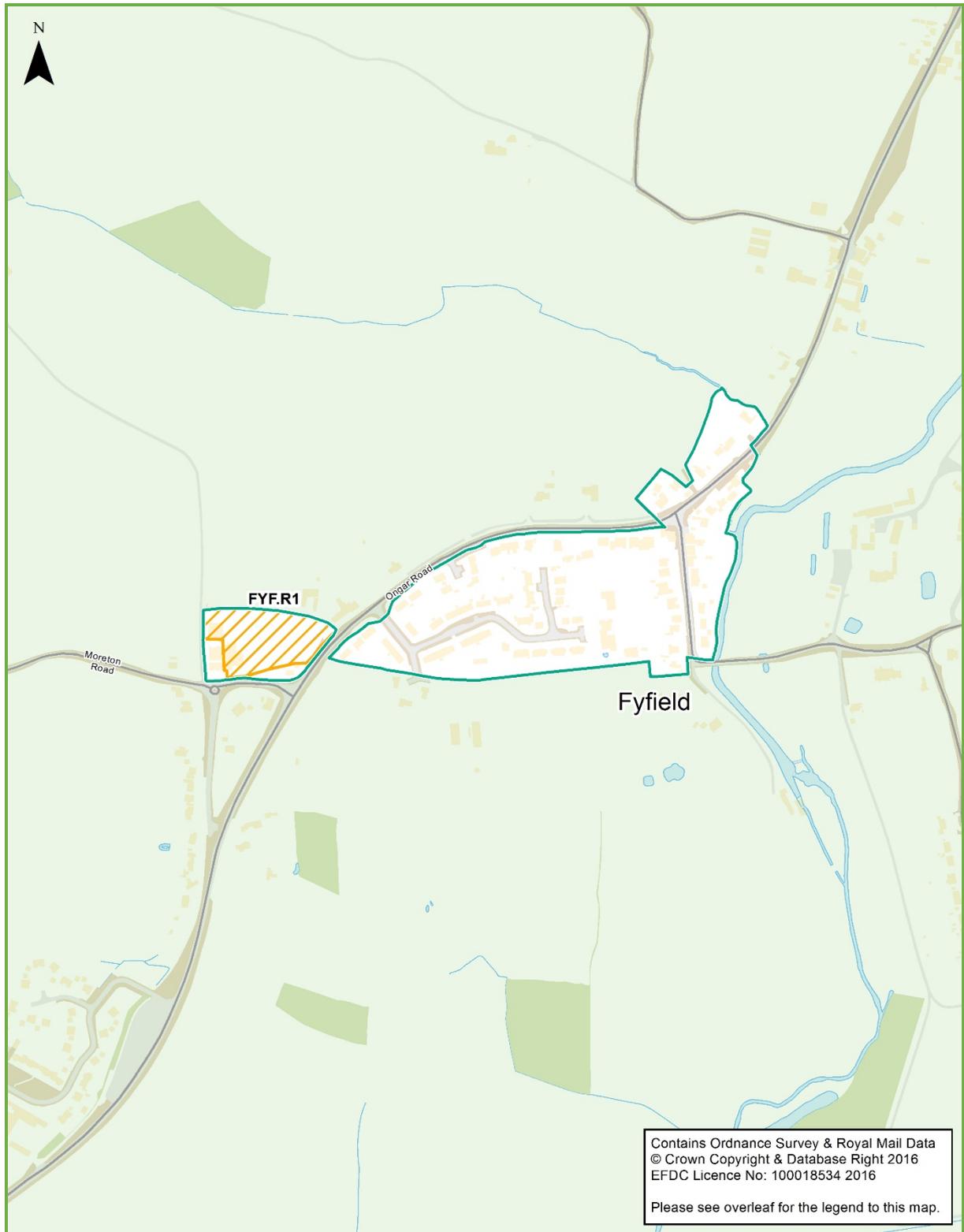
COOP.R1 Land at Parklands

Development Requirements

Ecology

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

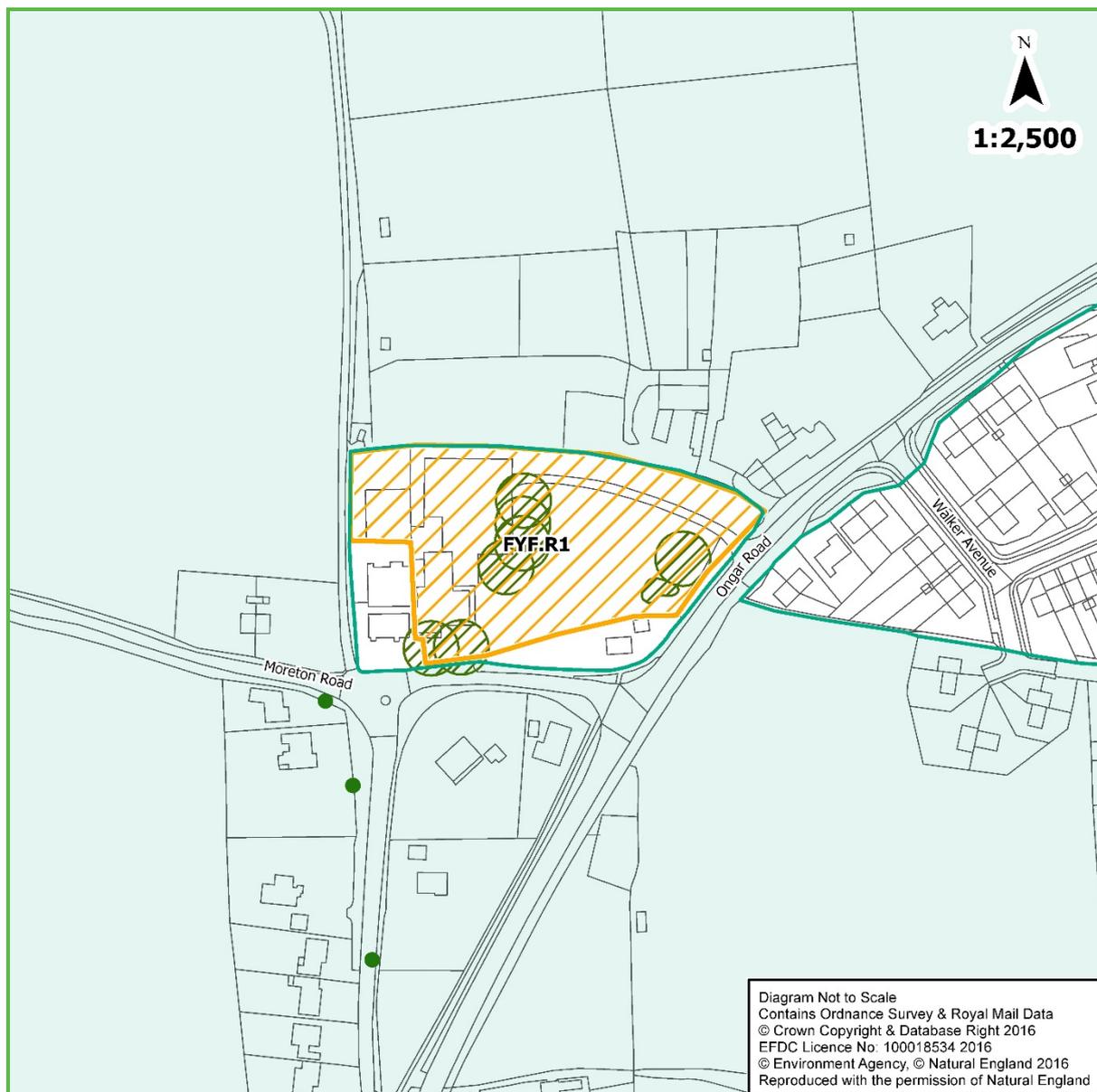
Fyfield



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	Employment site allocation			
	Traveller site allocation			
	Residential and traveller site allocation			
	Rural residential site allocation		Rail infrastructure	
	Rural employment site allocation			
	Rural traveller site allocation			
	Masterplan Area			
	Concept Framework Plan Area			
	Green Belt			
	District Open Land			

FYF.R1 Land at Gypsy Mead



Site Address: Ongar Road, Fyfield, Essex, CM5 0RB	
Settlement: Fyfield	Proposed Use: Residential
Size (Ha)	0.81
Indicative Development Area (Ha)	0.81
Indicative Net Density (DpH)	17
Approximate Net Capacity (Dwellings)	14
Site Description: The site contains retail and industrial uses and associated car park. It is bounded by Ongar Road (B184) to the south and east, agricultural land to the west and residential development to the north.	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

FYF.R1 Land at Gypsy Mead

Development Requirements

Trees

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

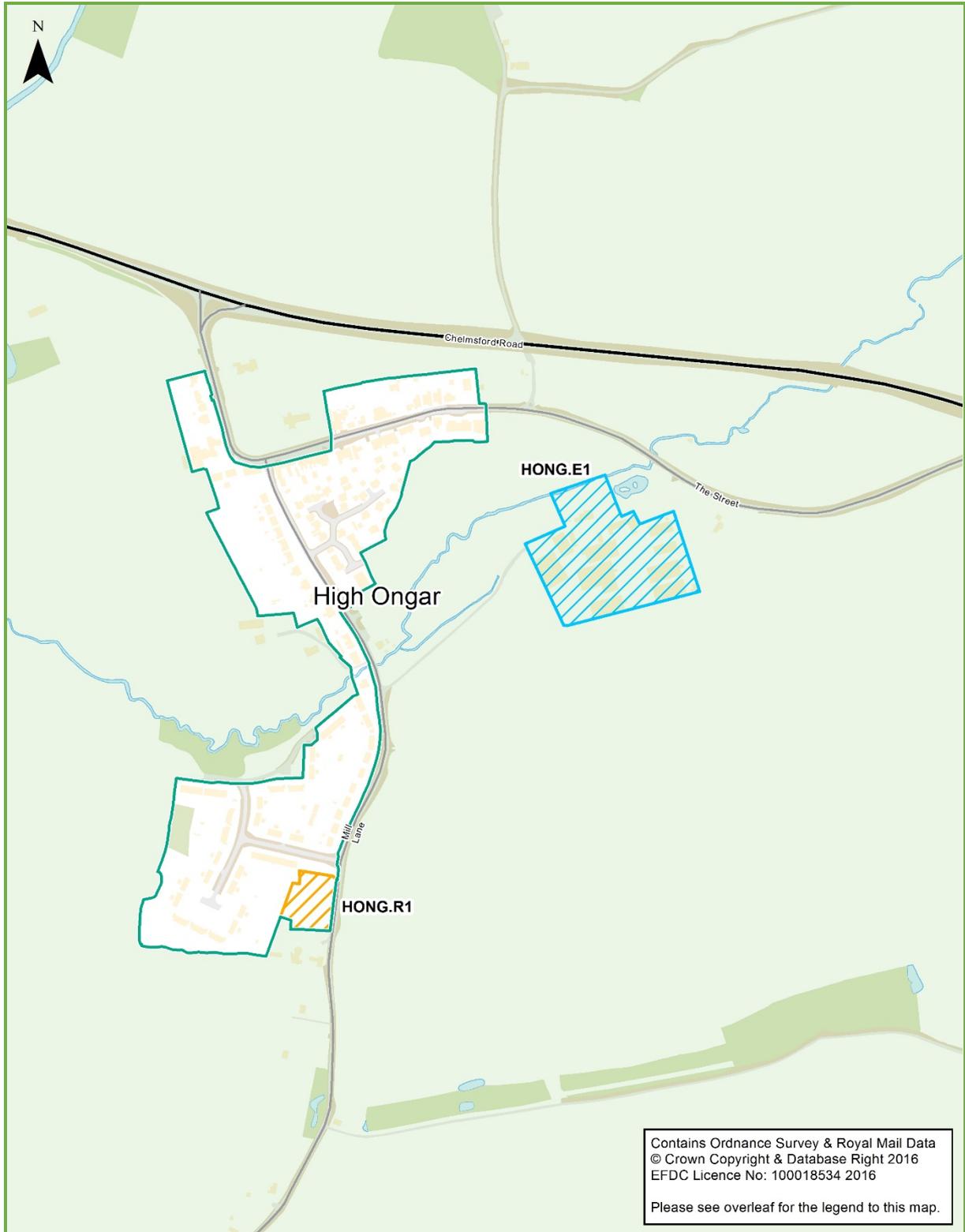
Landscape Character

The site is located in an area of high landscape sensitivity. Development proposals should be carefully designed to minimise harm to the wider landscape taking into account the developments setting in the landscape and the local landscape character. The design should minimise the impact on landscape character by considering factors including the design, layout, materials and external finishes. The development's landscaping should, as appropriate, seek to incorporate, retain and, where possible, enhance existing field patterns, hedgerows, tree belts and/or ditches, providing additional screening from the wider landscape, where relevant.

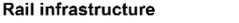
Heritage

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

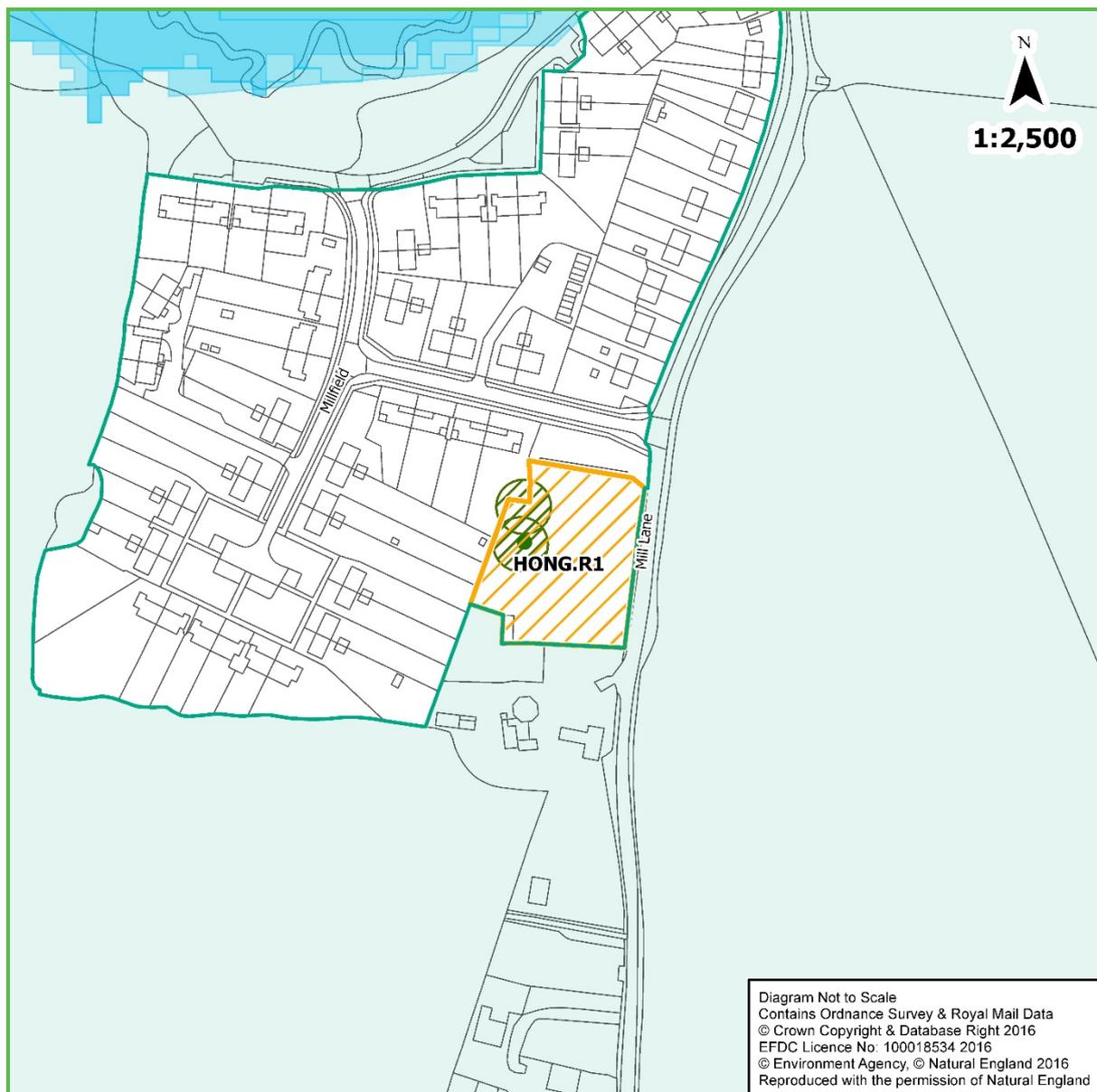
High Ongar



Legend

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

HONG.R1 Land at Mill Lane



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

Settlement: High Ongar

Proposed Use: Residential

Size (Ha)

0.32

Site Description:

Indicative Development Area (Ha)

0.32

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

Indicative Net Density (DpH)

31

Approximate Net Capacity (Dwellings)

10

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

HONG.R1 Land at Mill Lane

Development Requirements

Trees

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

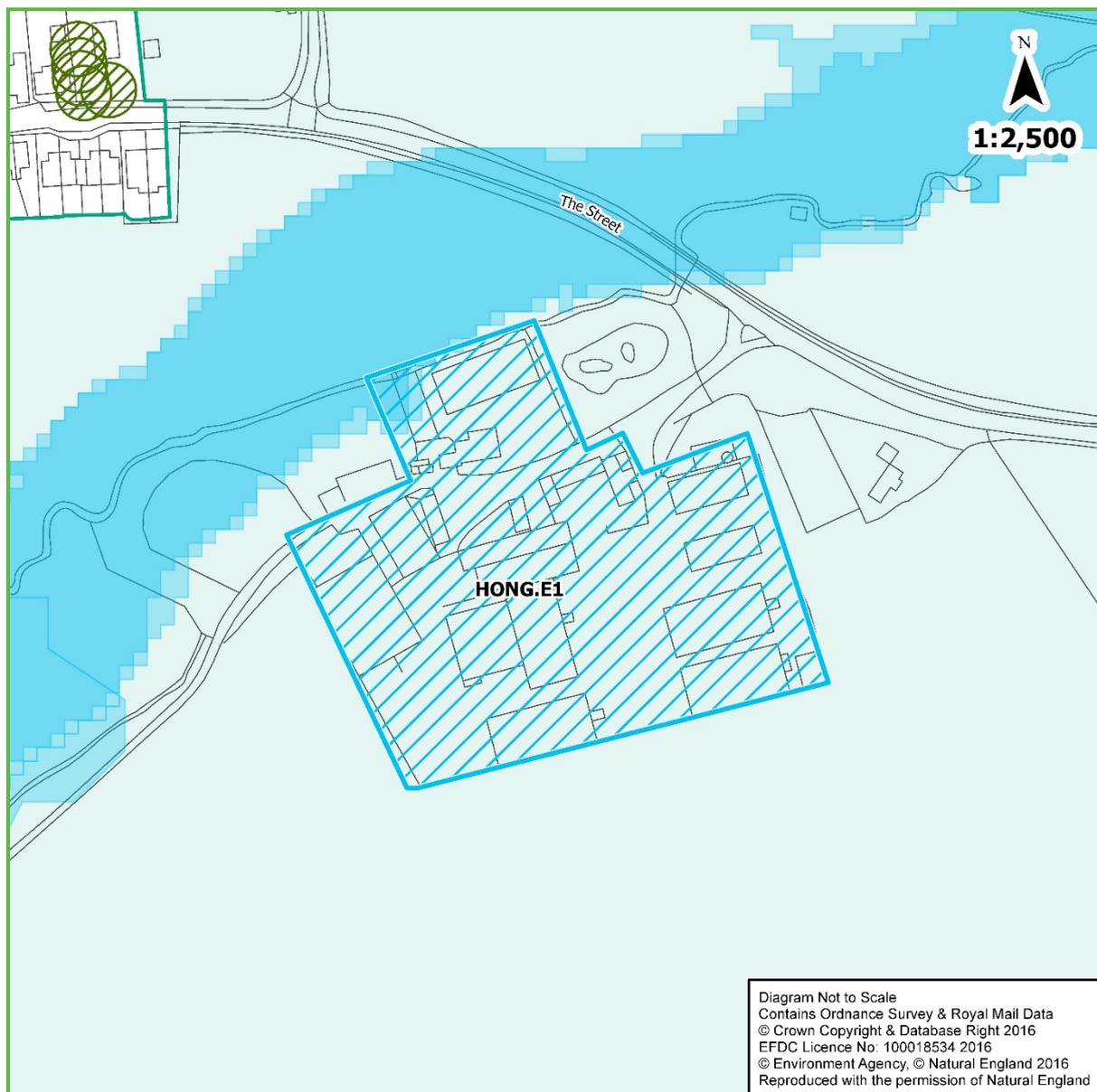
On-site Constraints

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

Green Belt Boundary

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

HONG.E1 Nash Hall Industrial Estate



Site Address: High Ongar, Essex, CM5 9NL

Settlement: High Ongar

Proposed Use: Employment

Size (Ha)

2.00

Site Description:

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

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.