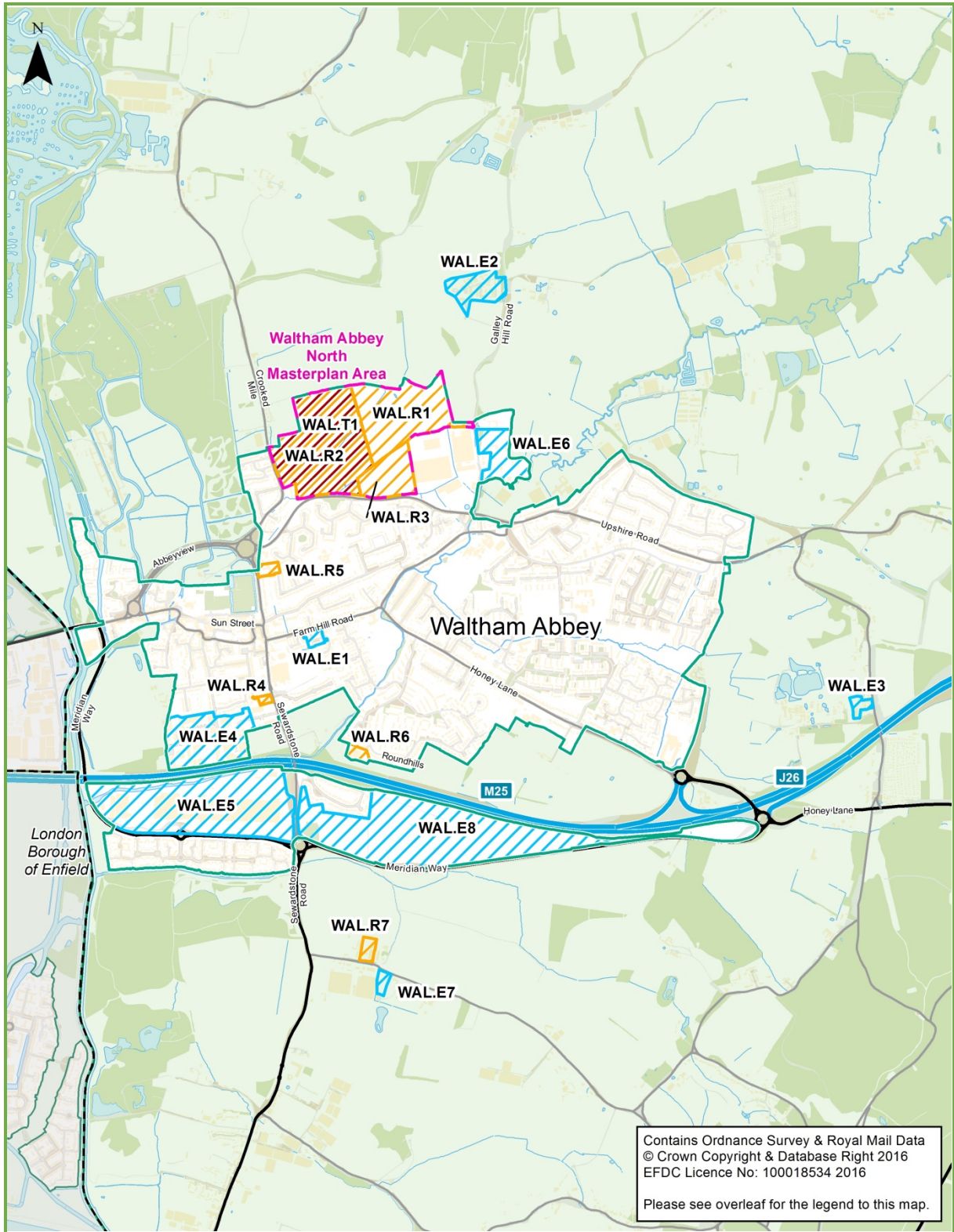











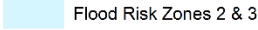
























Waltham Abbey



Legend

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

WAL.R4 Fire Station at Sewardstone Road



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

Settlement: Waltham Abbey		Proposed Use: Residential
Size (Ha)	0.24	Site Description: The site is a fire station. It is bounded by residential development to the north and west, Sewardstone Road to the east and a car park associated with a retail development to the south.
Indicative Development Area (Ha)	0.24	
Indicative Net Density (DpH)	68	
Approximate Net Capacity (Dwellings)	16	

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

WAL.R4 Fire Station at Sewardstone Road

Development Requirements

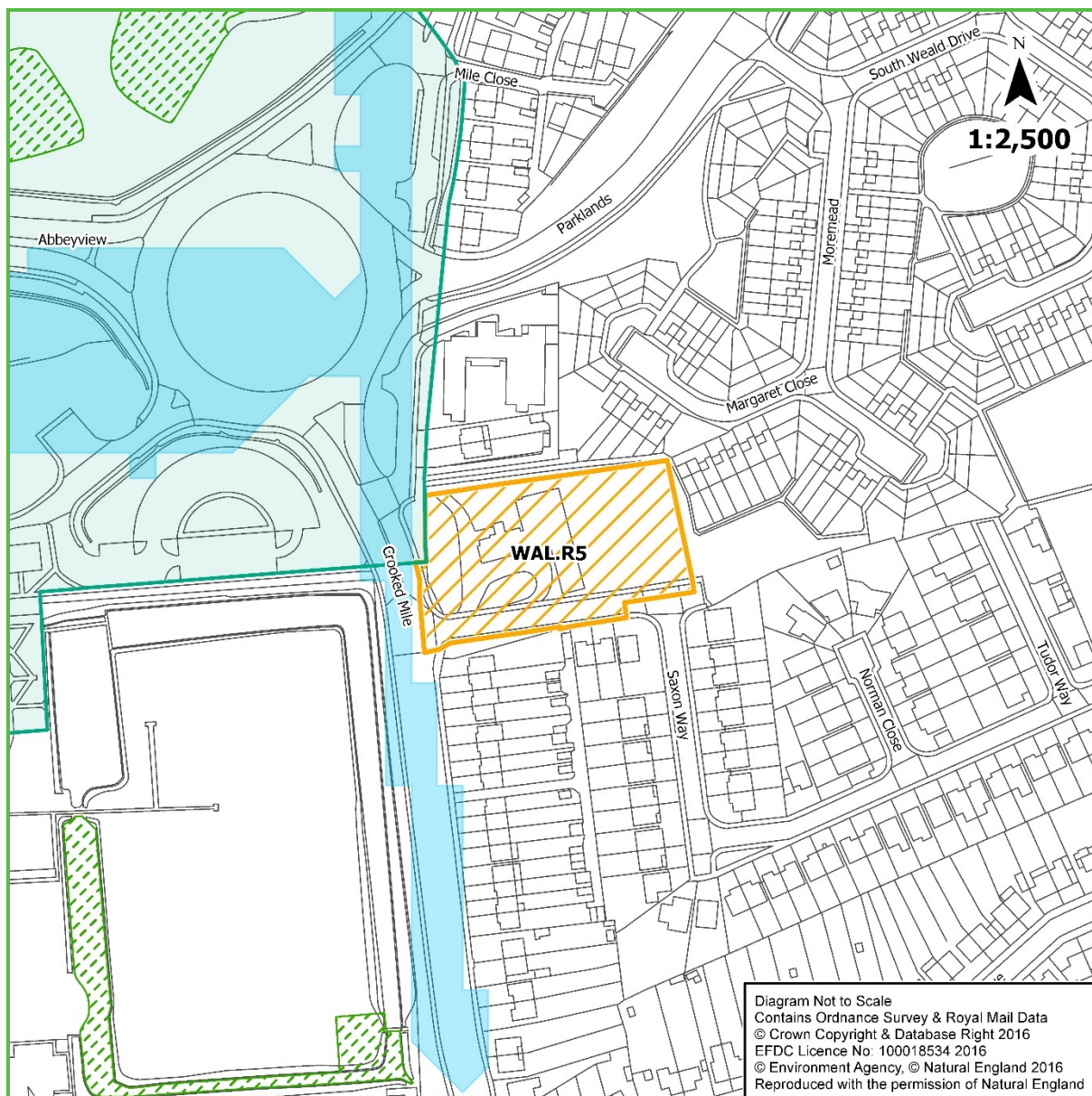
Ecology

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

On-site Constraints

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

WAL.R5 Waltham Abbey Community Centre



Site Address: Saxon Way, Waltham Abbey, Essex

Settlement: Waltham Abbey

Proposed Use: Residential

Size (Ha) 0.51

Site Description:

Indicative Development Area (Ha) 0.41

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

Indicative Net Density (DpH) 129

Approximate Net Capacity (Dwellings) 67

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

WAL.R5 Waltham Abbey Community Centre

Development Requirements

Ecology

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

Development of this site may indirectly affect a nearby Priority Habitat. Development proposals should take account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan).

Design

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

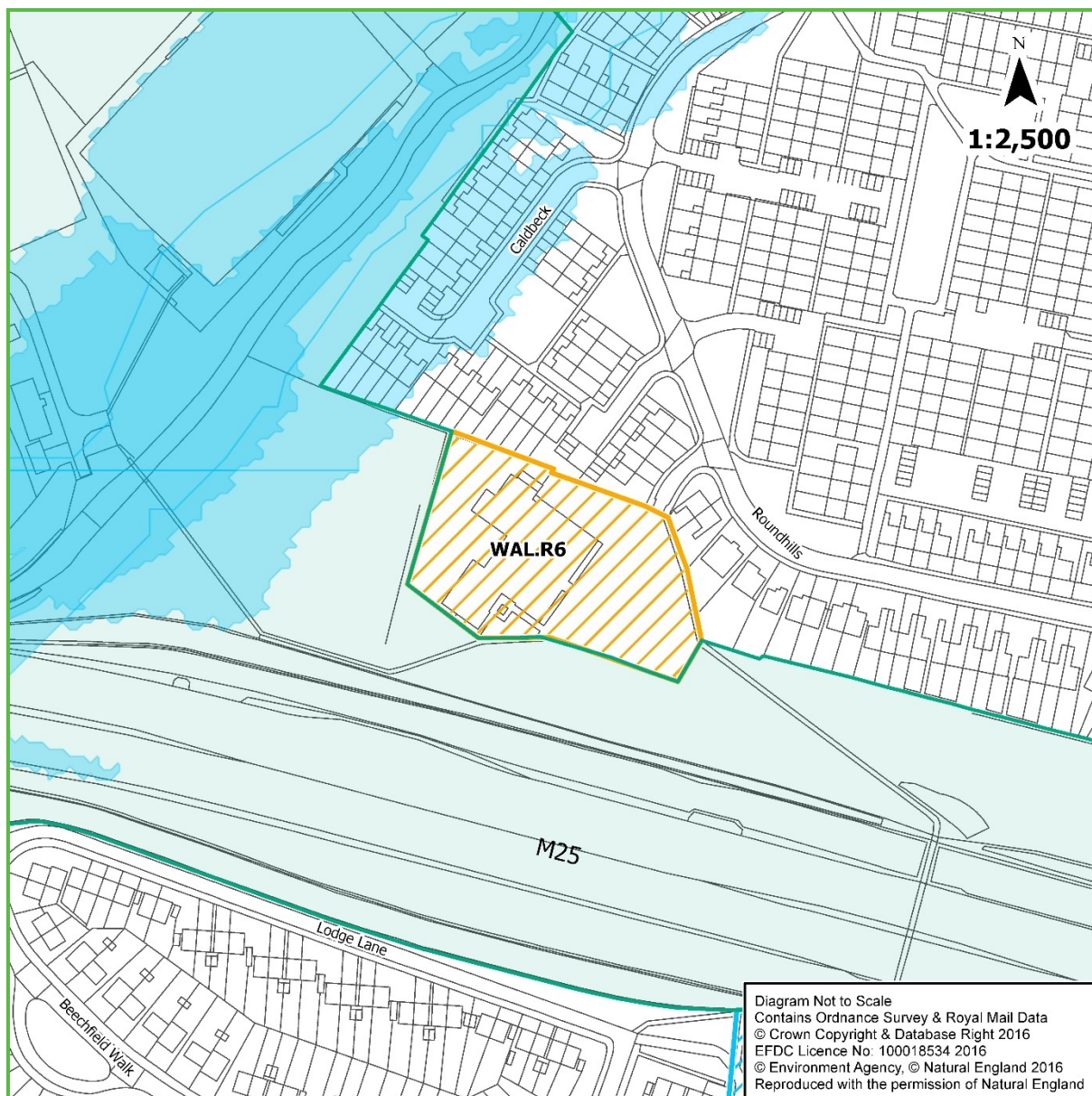
Heritage

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

Infrastructure

Development proposals should incorporate the re-provision of the existing number of car parking spaces for users of the community centre in the development. Such car parking spaces should be integrated into the development through careful design and layout, which may include basement or undercroft car-parking.

WAL.R6 Land at Roundhills



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

Settlement: Waltham Abbey

Proposed Use: Residential

Size (Ha) 0.60

Indicative Development Area (Ha) 0.60

Indicative Net Density (DpH) 45

Approximate Net Capacity (Dwellings) 27

Site Description:

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

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

WAL.R6 Land at Roundhills

Development Requirements

Ecology

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

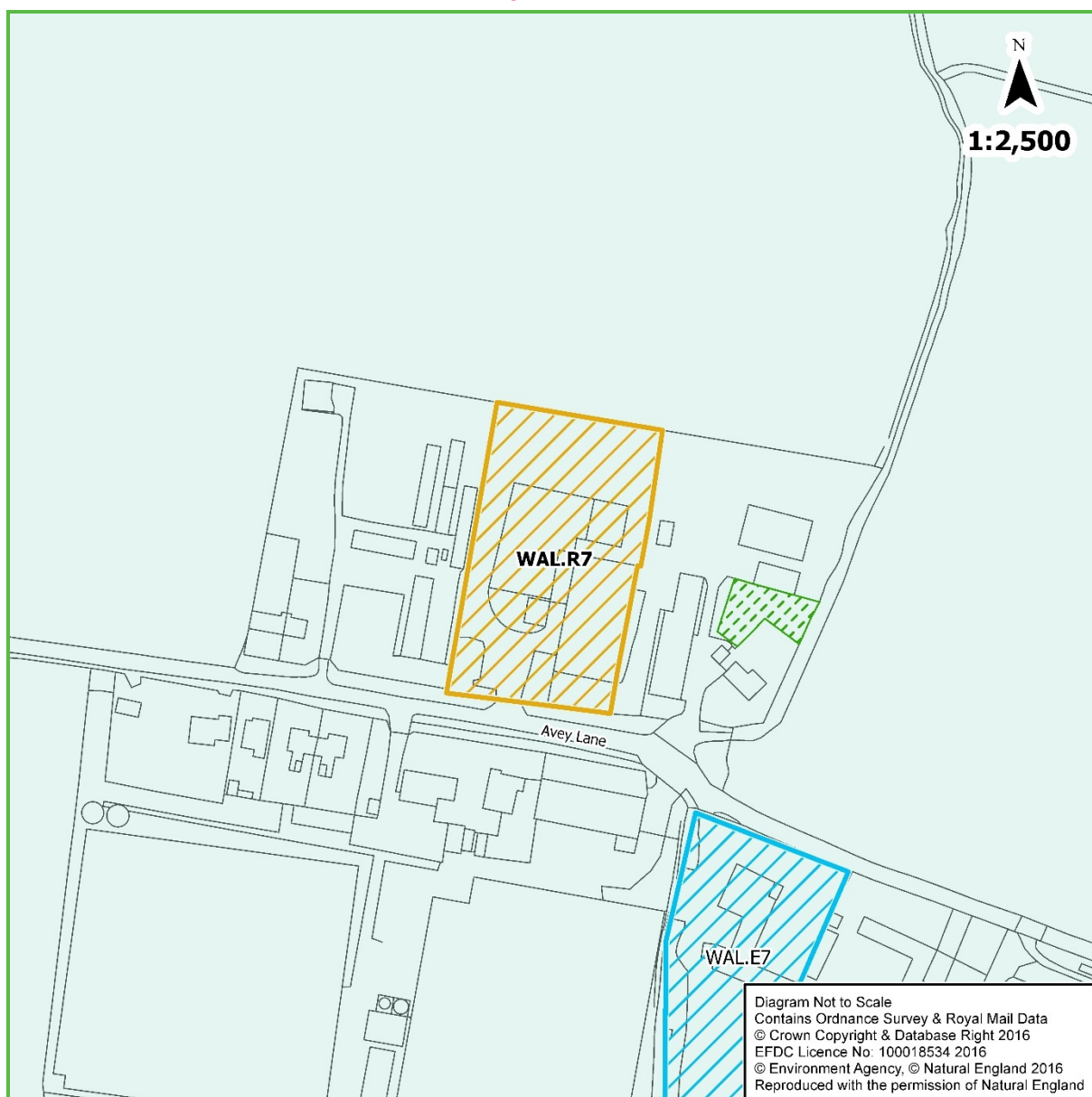
On-site Constraints

The site is identified as being at risk of noise and air quality impacts due to its proximity to the M25 motorway. Development proposals should mitigate noise and air quality impacts through careful design and layout. This could include orientating built development away from areas most affected, providing planting and earthworks to provide screening, and/or ensuring noise-insulating building materials are used.

Green Belt Boundary

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

WAL.R7 Land at Pine Tree Nursery

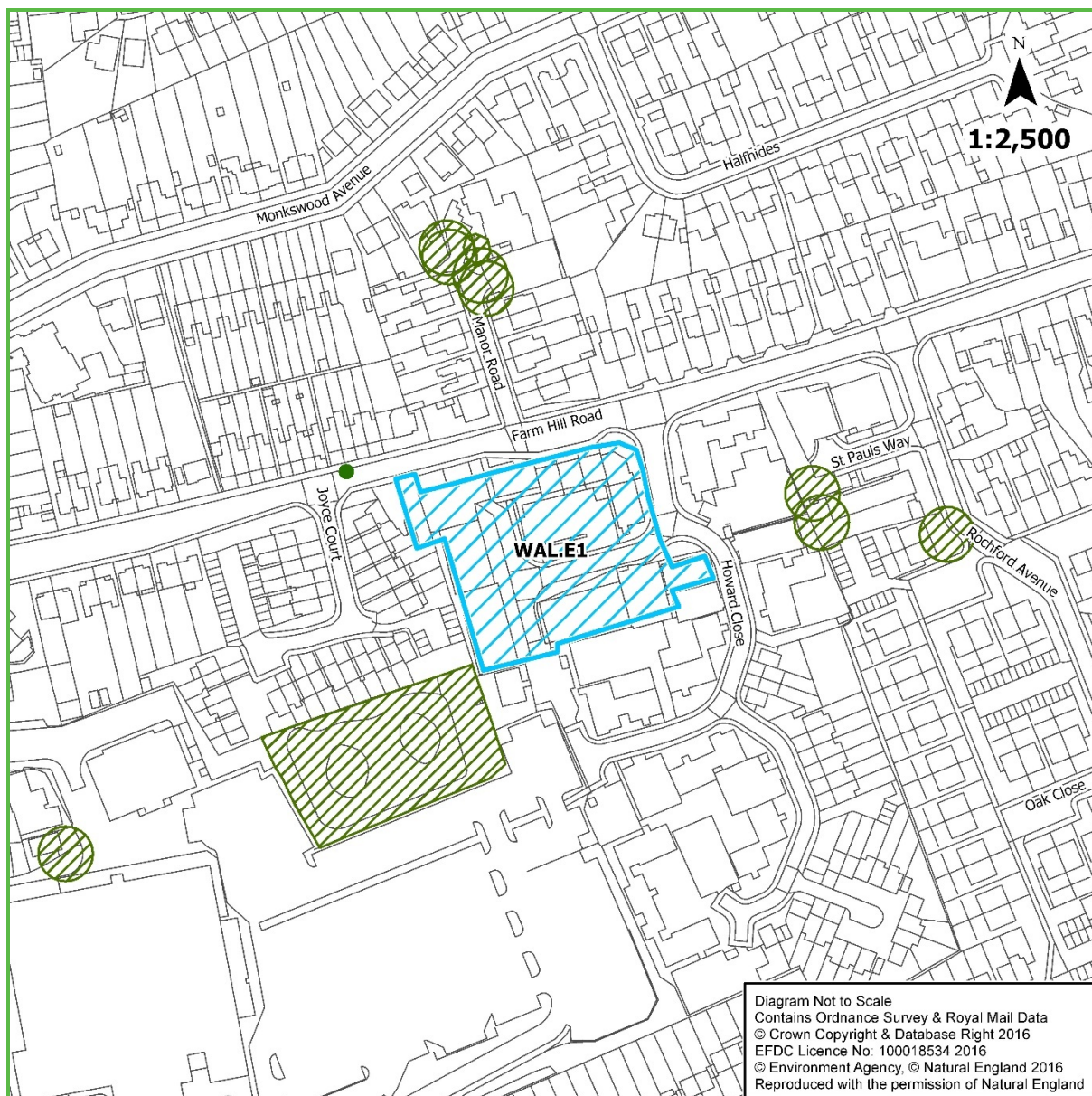


Site Address: Avey Lane, Waltham Abbey, Essex, EN9 3QH

Settlement: Waltham Abbey		Proposed Use: Residential
Size (Ha)	0.65	Site Description: The site comprises glasshouses and hardstanding. It is bounded by Avey Lane to the south, agricultural land to the north, glasshouses and residential development to the west and residential uses to the east. Planning permission (EPF/2881/16) was granted for eight units on 19 July 2017.
Indicative Development Area (Ha)	N/A	
Indicative Net Density (DpH)	N/A	
Net Capacity (Dwellings)	8	

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

WAL.E1 Howard Business Park



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

Settlement: Waltham Abbey

Proposed Use: Employment

Size (Ha)

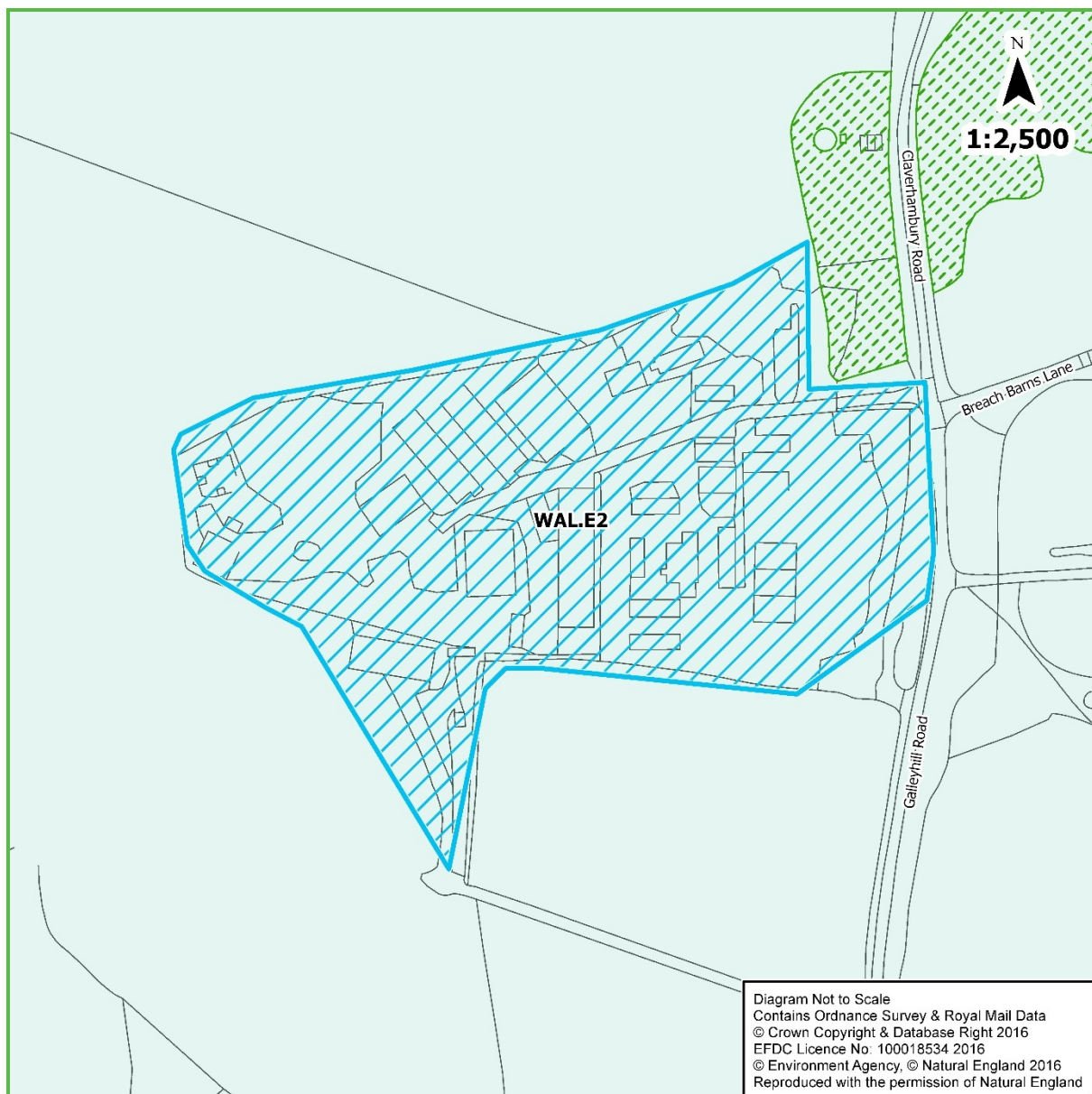
0.54

Site Description:

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

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

WAL.E2 Land at Breeches Farm



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

Settlement: Waltham Abbey

Proposed Use: Employment

Size (Ha)

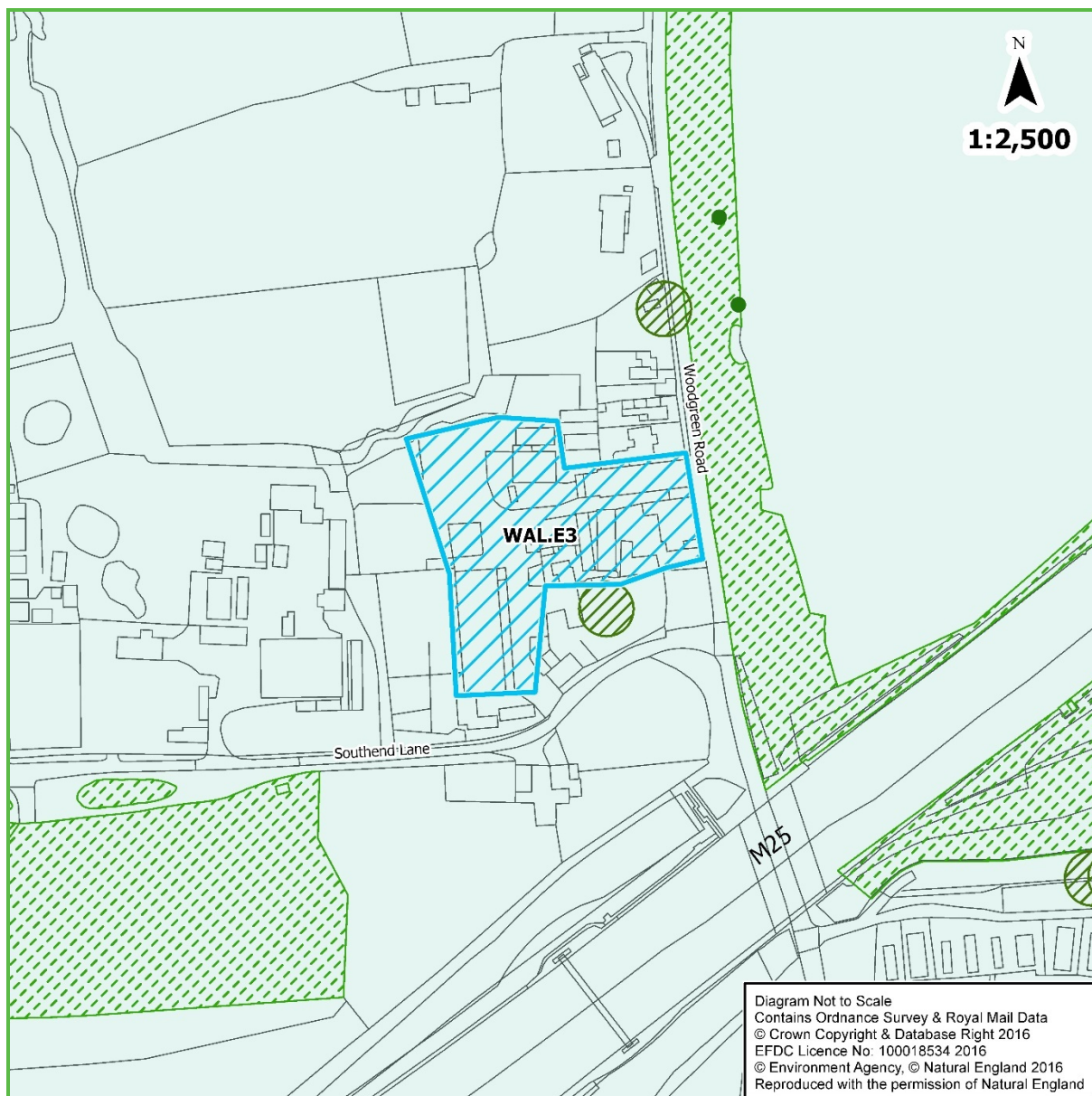
3.27

Site Description:

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

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

WAL.E3 Land at Woodgreen Road



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

Settlement: Waltham Abbey

Proposed Use: Employment

Size (Ha)

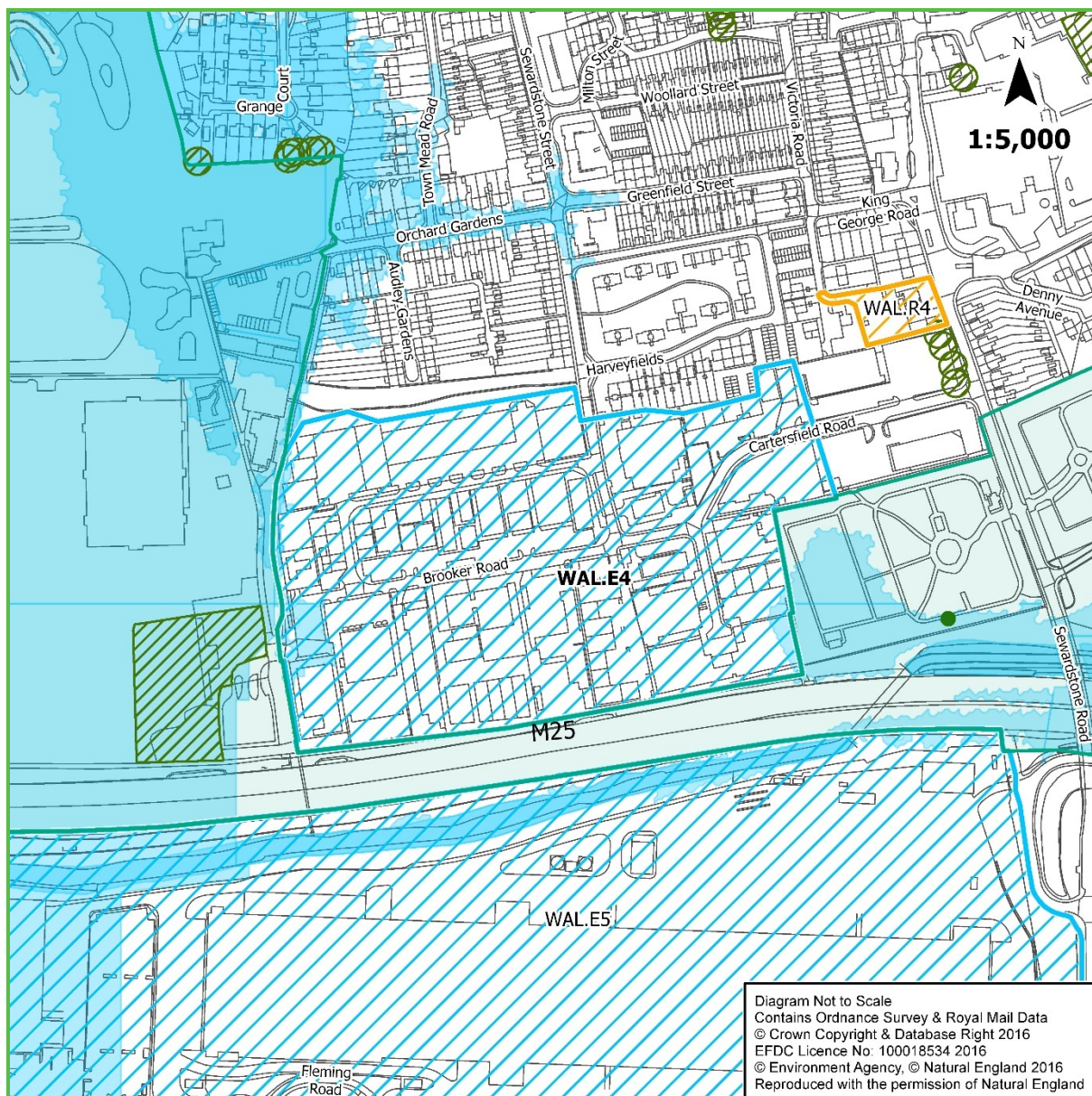
0.62

Site Description:

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

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

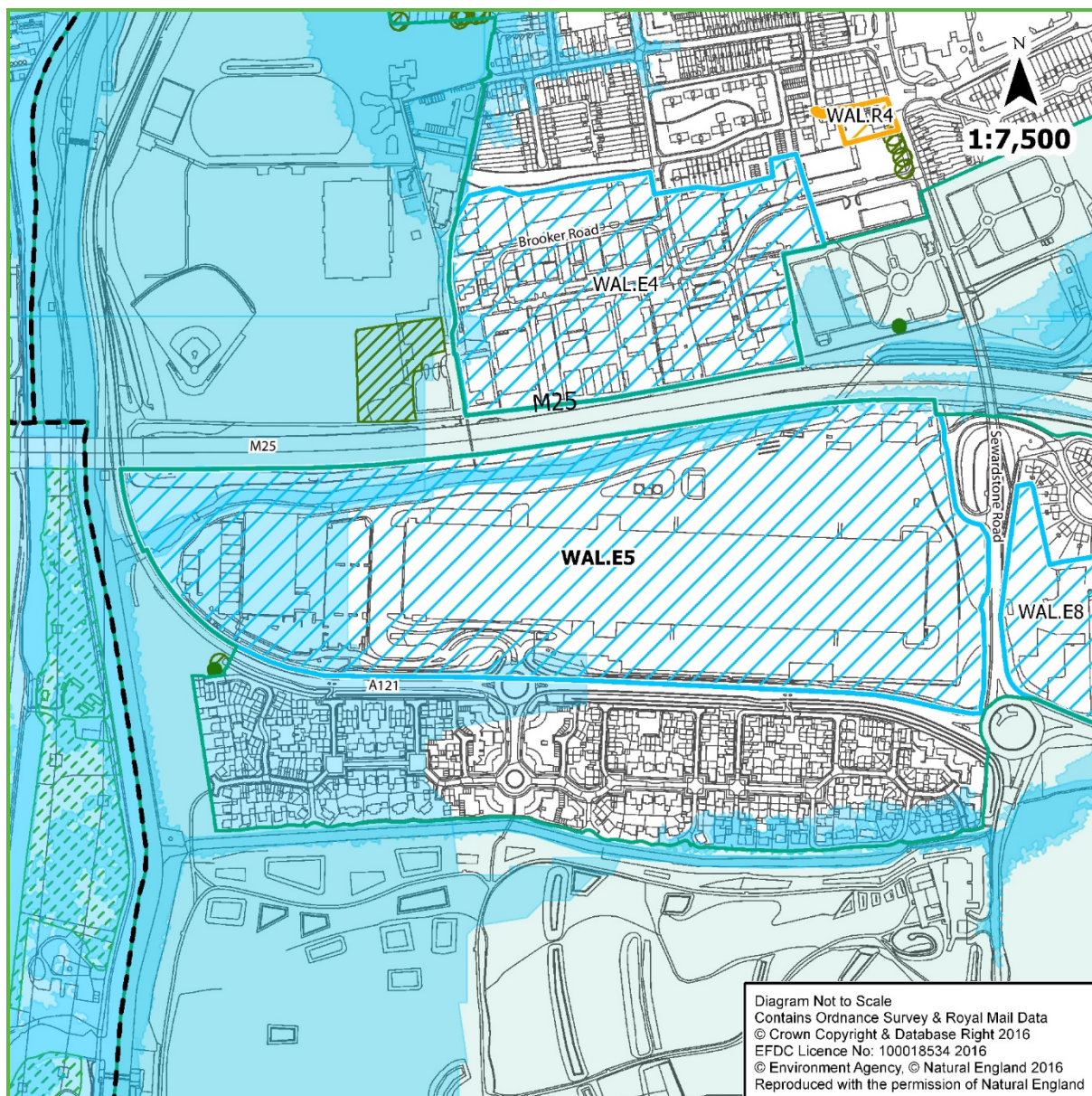
WAL.E4 Cartersfield Road/Brooker Road Industrial Estate



Site Address: Cartersfield Road/Brooker Road, Waltham Abbey, EN9 1J	
Settlement: Waltham Abbey	Site Description: The site is an industrial estate comprising industrial and office uses and associated car parking. It is bounded by residential development to the north, by retail development and a cemetery to the east, by the M25 to the south and by sports grounds to the west.
Proposed Use: Employment	
Size (Ha)	
	8.64

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

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



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

Settlement: Waltham Abbey

Proposed Use: Employment

Size (Ha)

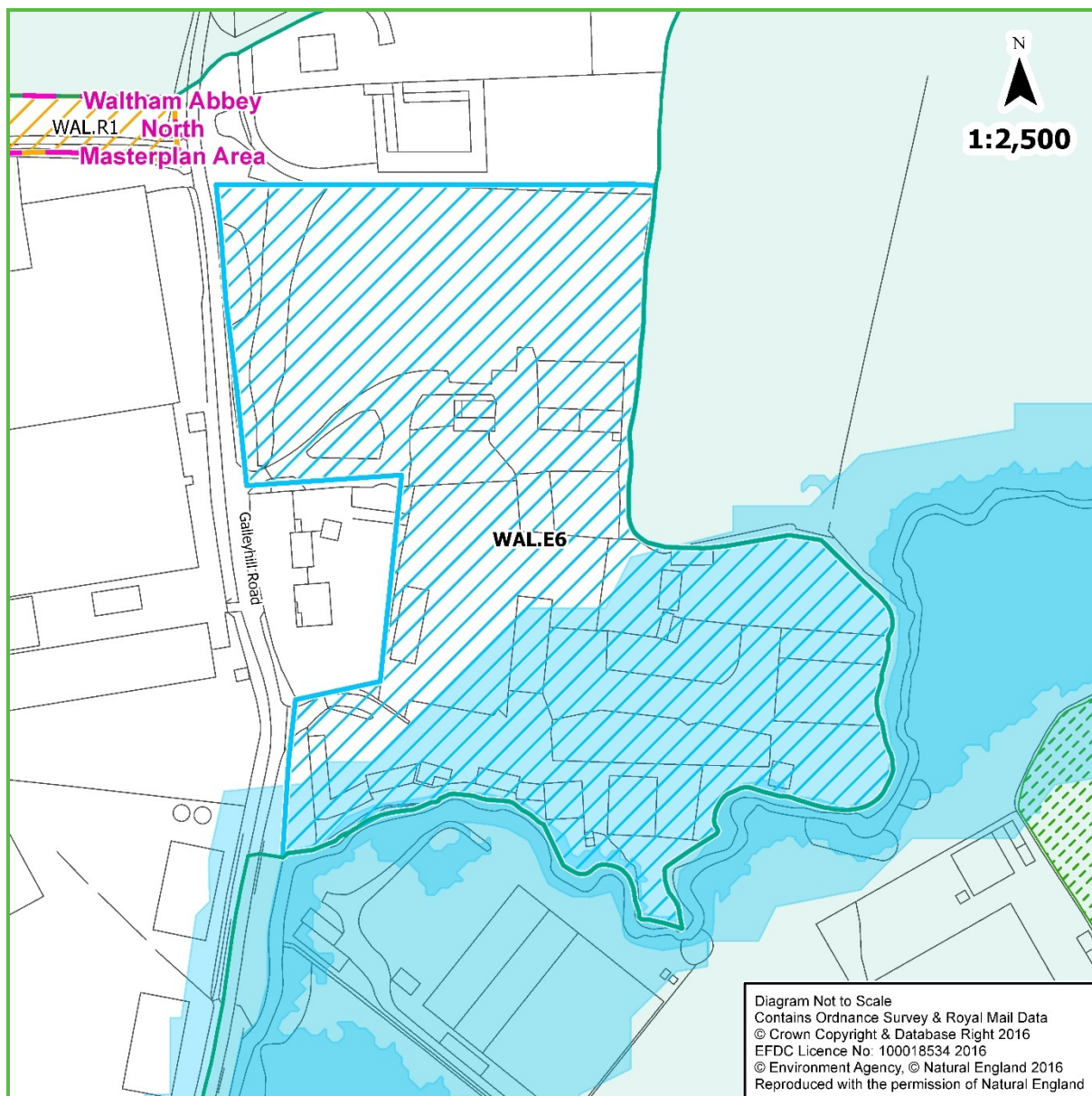
23.12

Site Description:

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

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

WAL.E6 Galley Hill Road Industrial Estate



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

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

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

WAL.E6 Galley Hill Road Industrial Estate

Development Requirements

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

Infrastructure

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

Green Belt Boundary

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

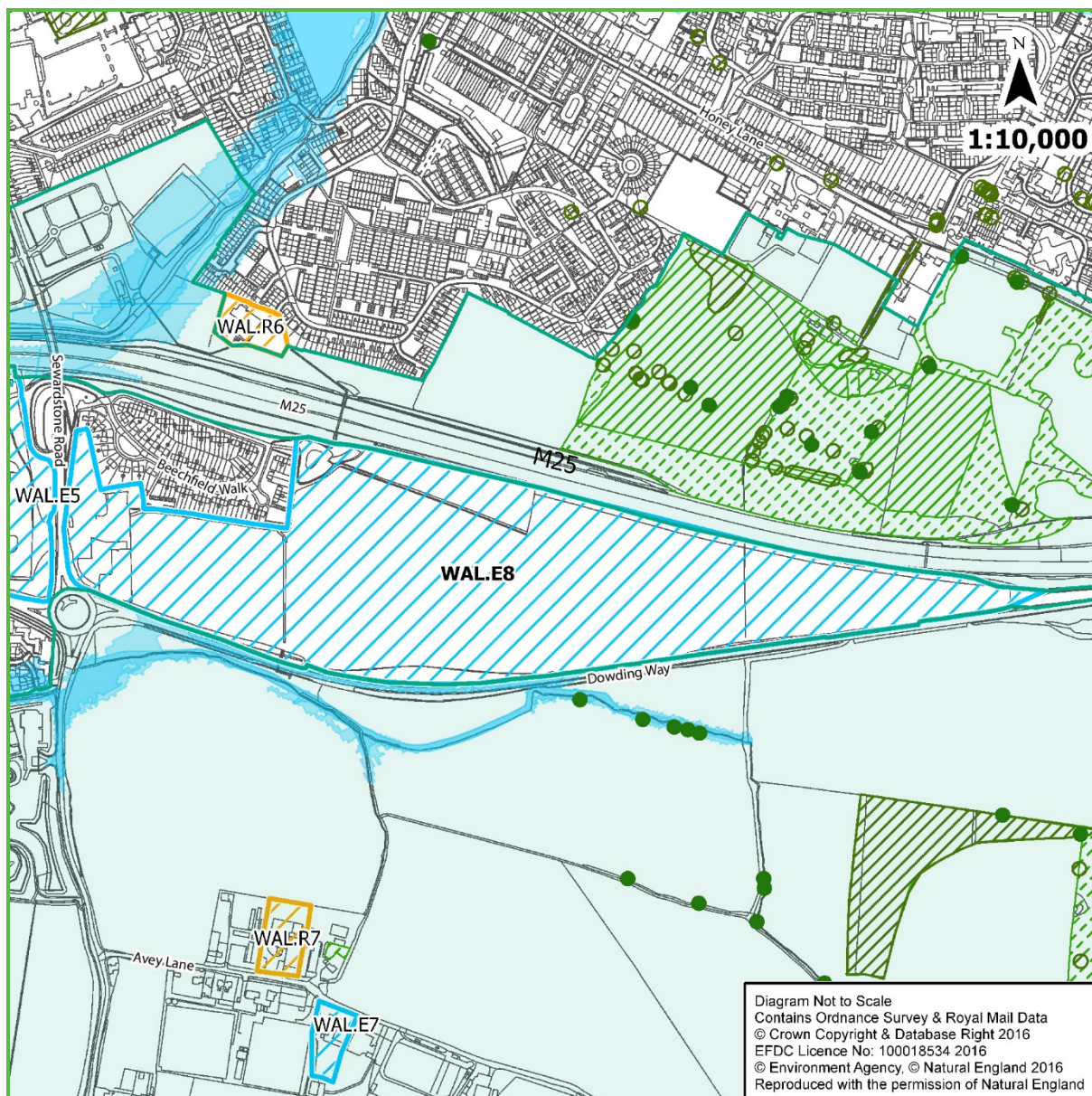
WAL.E7 Providence Nursery at Avey Lane



Site Address: Avey Lane, Waltham Abbey, Essex, EN9 3QH	
Settlement: Waltham Abbey	Site Description: The site comprises existing structures in industrial use and associated hardstanding. It is bounded by Avey Lane to the north, residential development to the east, greenfield land to the south and glasshouses to the west.
Proposed Use: Employment	
Size (Ha)	
	0.50

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

WAL.E8 Land North of A121



Site Address: Dowding Way, Waltham Abbey, EN9 3AA		
Settlement: Waltham Abbey		Proposed Use: Employment
		B Use Class: B1c/B2/B8
Size (Ha)	25.95	Site Description: The site is agricultural land. It is bounded by the M25 to the north and east, Dowding Way (A121) to the south and Sewardstone Road to the west.
Indicative Development Area (Ha)	10	
Indicative Plot Ratio	0.4	
Approximate Net Capacity (sqm)	40,000	

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

WAL.E8 Land North of A121

Development Requirements

Design

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

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

On-site Constraints

A High Pressure Gas Pipeline runs adjacent to the eastern edge of the site. As a result, part of the Middle Zone overlaps the site. High Pressure Gas Pipelines are identified by the Health and Safety Executive (HSE) as Major Accident Hazard Pipelines. Development proposals should be subject to careful design and layout and ensure that where sensitive Land Use Types are proposed they accord with the requirements set out in the HSE's Land Use Planning Methodology.

The site is identified as being at risk of noise and air quality impacts due to its proximity to the M25 motorway. Development proposals should mitigate noise and air quality impacts through careful design and layout. This could include orientating built development away from areas most affected, providing planting and earthworks to provide screening, and/or ensuring noise-insulating building materials are used.

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

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

Infrastructure

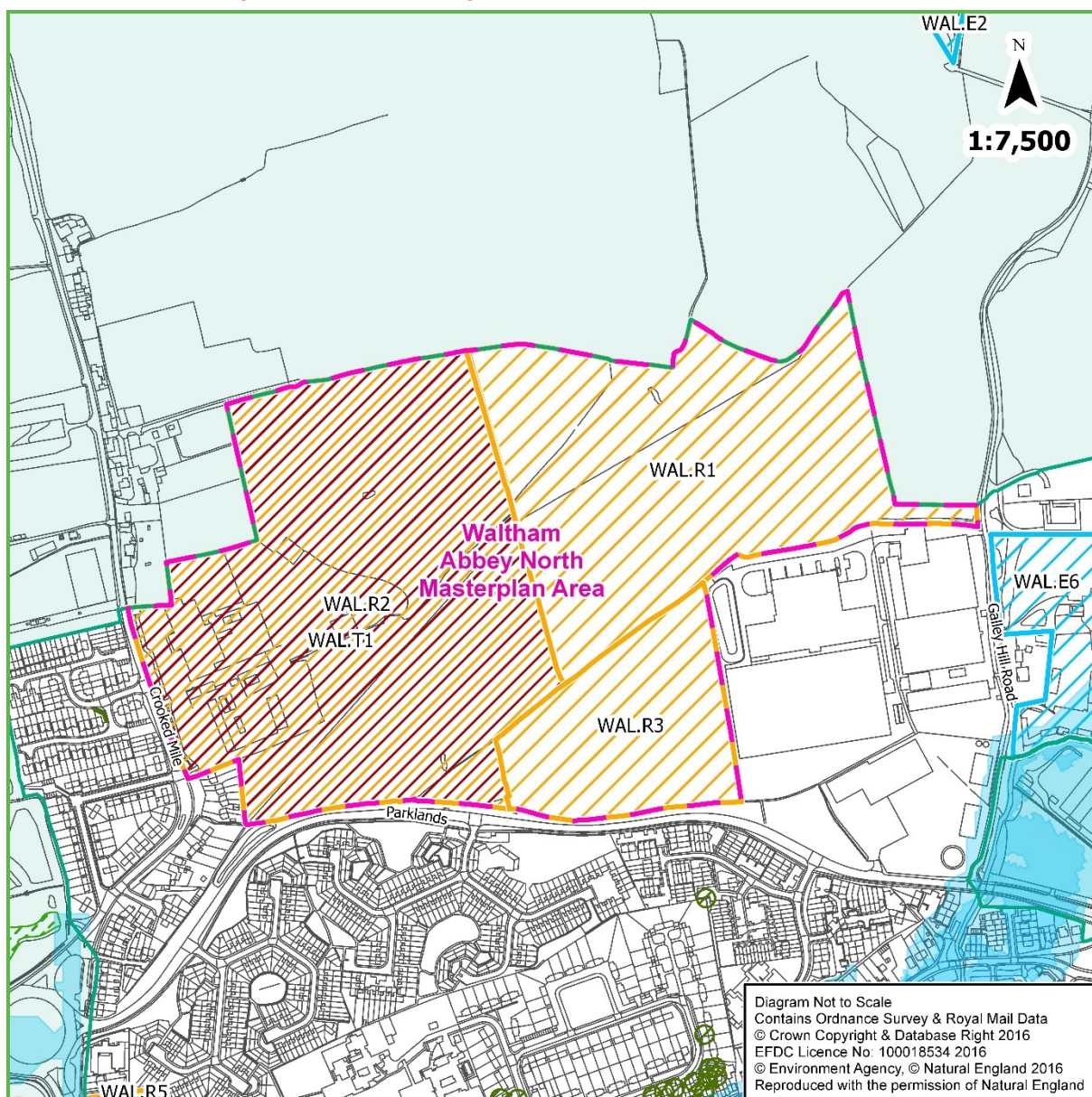
Development proposals for 10 hectares of employment land could potentially generate significant numbers of vehicular movements from vehicles associated with the operation of the site as well as from employees and visitors. A Transport Statement or Transport Assessment and Travel Plan will be required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

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

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

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

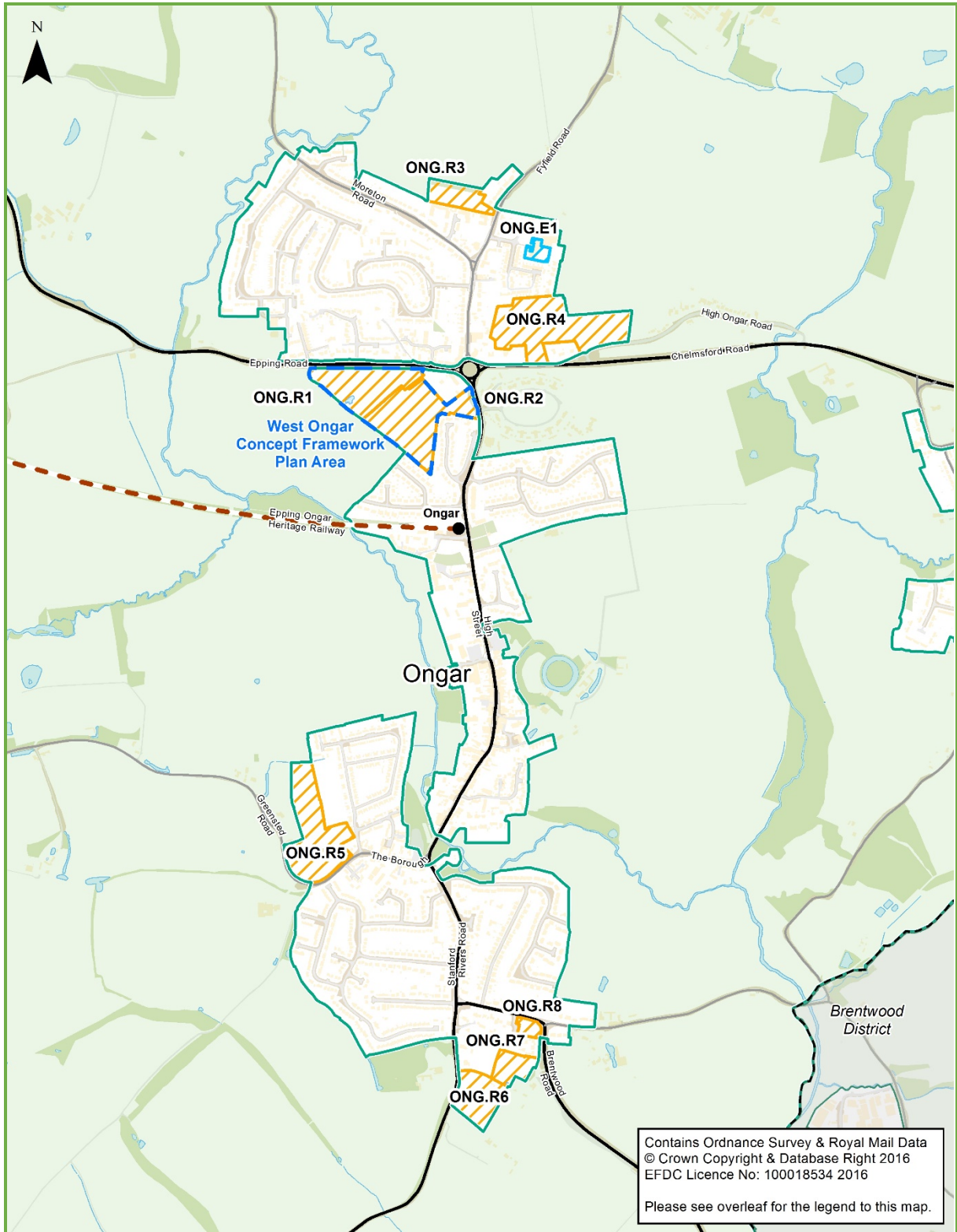
Waltham Abbey North Masterplan
















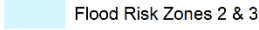




















Settlement: Waltham Abbey		Proposed Use: Residential
Masterplan Area (Ha)	32.33	Site Description: The Masterplan Area consists of agricultural land and a former glasshouse site. It is bounded by Crooked Mile to the west, agricultural land to the north and east and Parklands to the south.
Indicative Development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

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

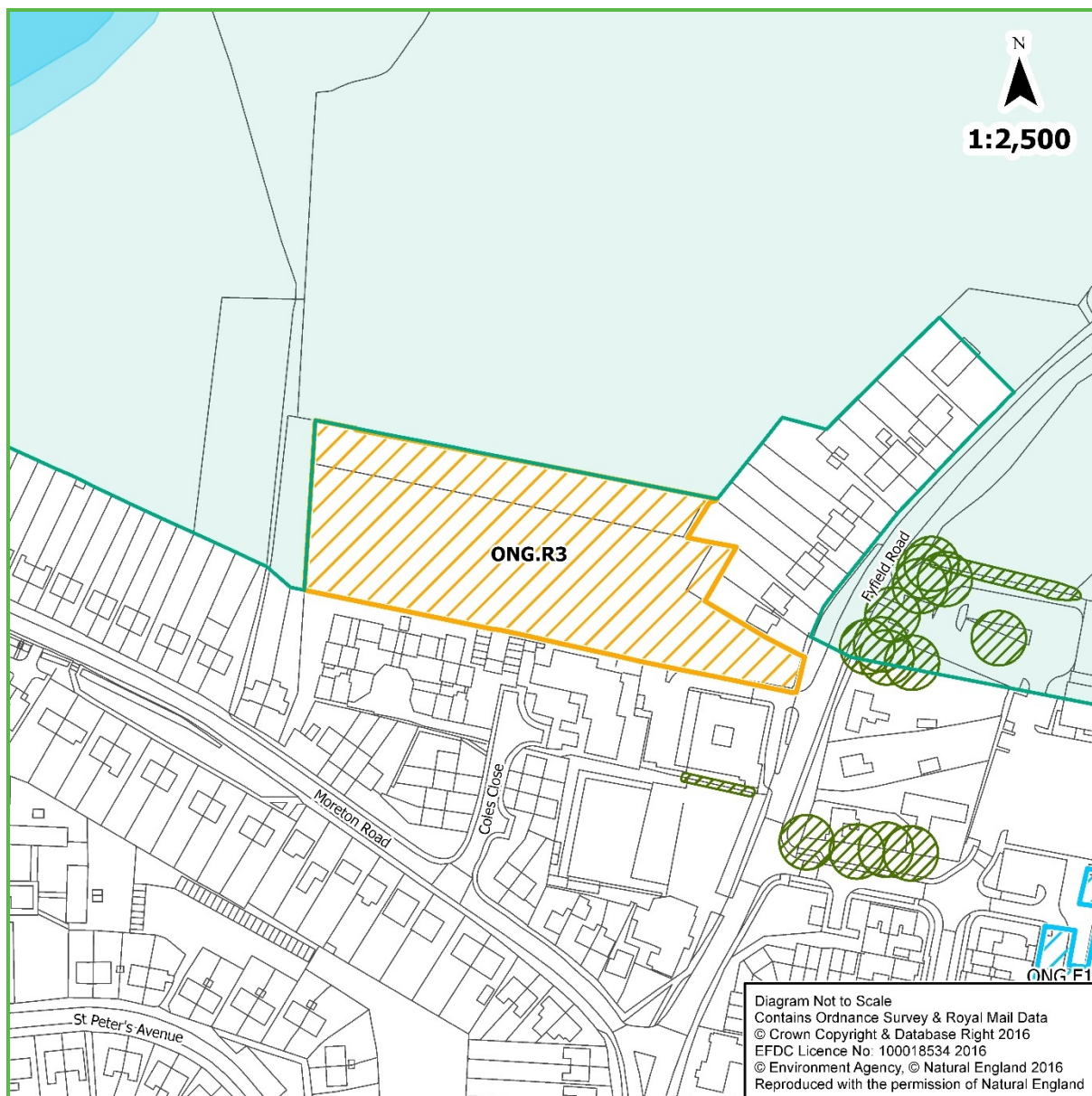
Ongar



Legend

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

ONG.R3 Land South-West of Fyfield Road



Site Address: Land at Coles Close, Ongar, CM5 0AY		
Settlement: Ongar		Proposed Use: Residential
Size (Ha)	1	Site Description: The site is undeveloped scrub/woodland. It is bounded by Fyfield Road (B184) to the east, residential development to the south and agricultural land to the west and north.
Indicative Development Area (Ha)	0.80	
Indicative Net Density (DpH)	34	
Approximate Net Capacity (Dwellings)	27	

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

ONG.R3 Land South-West of Fyfield Road

Development Requirements

Design

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

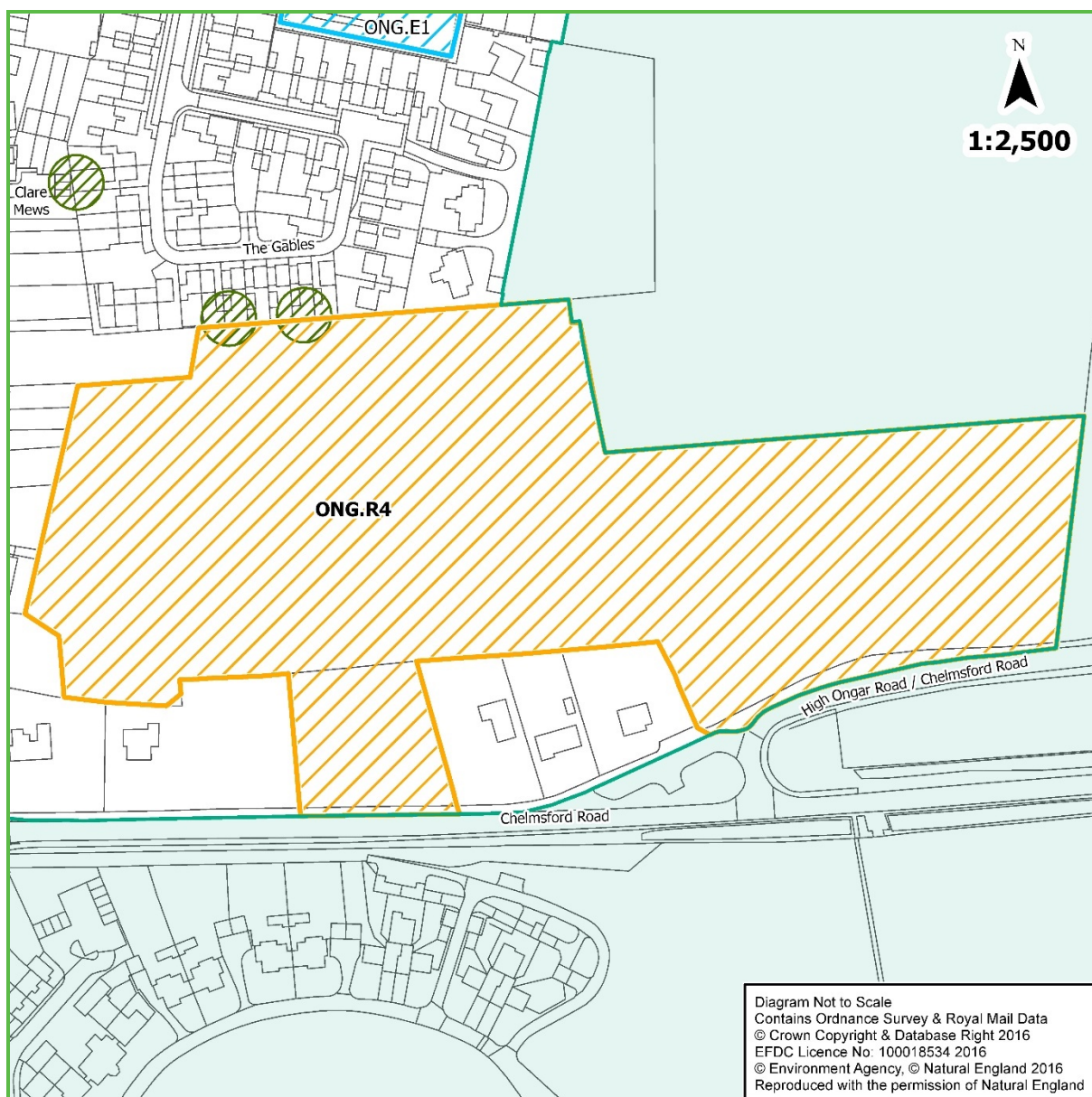
On-site Constraints

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

Green Belt Boundary

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

ONG.R4 Land North of Chelmsford Road



Site Address: Land North of Chelmsford Road, Ongar

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

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

ONG.R4 Land North of Chelmsford Road

Development Requirements

Trees

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

Design

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

Landscape Character

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

Heritage

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

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

On-site Constraints

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

Infrastructure

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

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

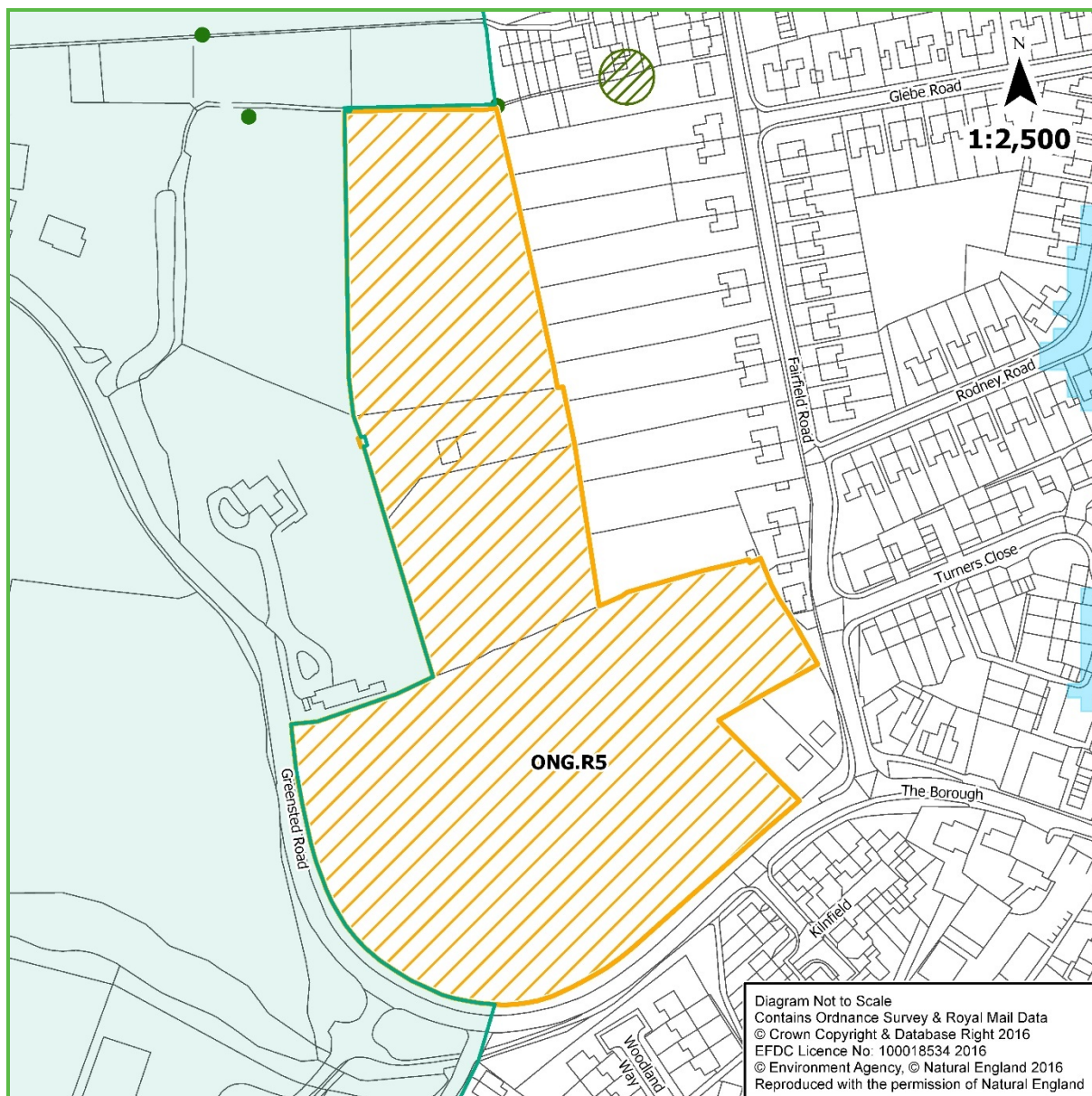
Any planning application should make provision for the delivery of any works identified in the movement strategy as part of the development or make contributions to the Council or the highways authority (Essex County Council) in lieu. The costs borne in implementing the movement strategy should be shared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

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

Green Belt Boundary

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

ONG.R5 Land at Greensted Road



Site Address: Land at Greensted Road, Ongar, Essex, CM5 9HJ		
Settlement: Ongar		Proposed Use: Residential
Size (Ha)	3.32	Site Description: The site is greenfield land. It is bounded by residential dwellings and associated gardens to the east and north west, scrubland/agricultural land to the north and Greensted Road to the south and south west.
Indicative Development Area (Ha)	3.32	
Indicative Net Density (DpH)	36	
Approximate Net Capacity (Dwellings)	107	

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

ONG.R5 Land at Greensted Road

Development Requirements

Design

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

Landscape Character

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

Heritage

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

On-site Constraints

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

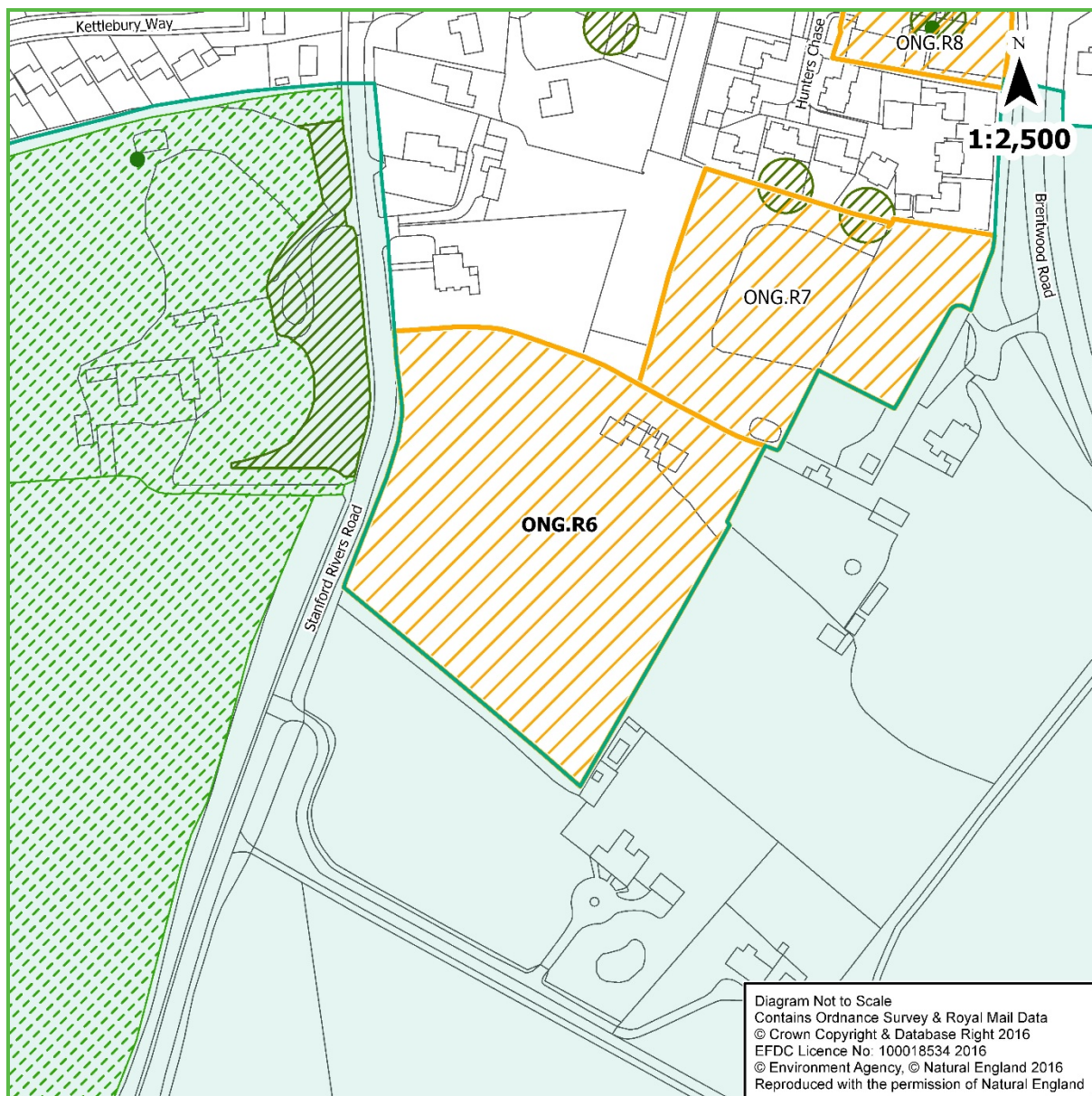
Infrastructure

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

Green Belt Boundary

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

ONG.R6 Land between Stanford Rivers Road and Brentwood Road



Site Address: Stanford Rivers Road, Ongar, Essex		
Settlement: Ongar		Proposed Use: Residential
Size (Ha)	1.53	Site Description: The site is greenfield land. It is bounded to the west by Stanford Rivers Road (A113), with residential development to the north, east and south.
Indicative Development Area (Ha)	1.50	
Indicative Net Density (DpH)	25	
Approximate Net Capacity (Dwellings)	33	

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

ONG.R6 Land between Stanford Rivers Road and Brentwood Road

Development Requirements

Ecology

Development of this site may indirectly affect a nearby Wood Pasture and Parkland Priority Habitat. Development proposals should take account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan).

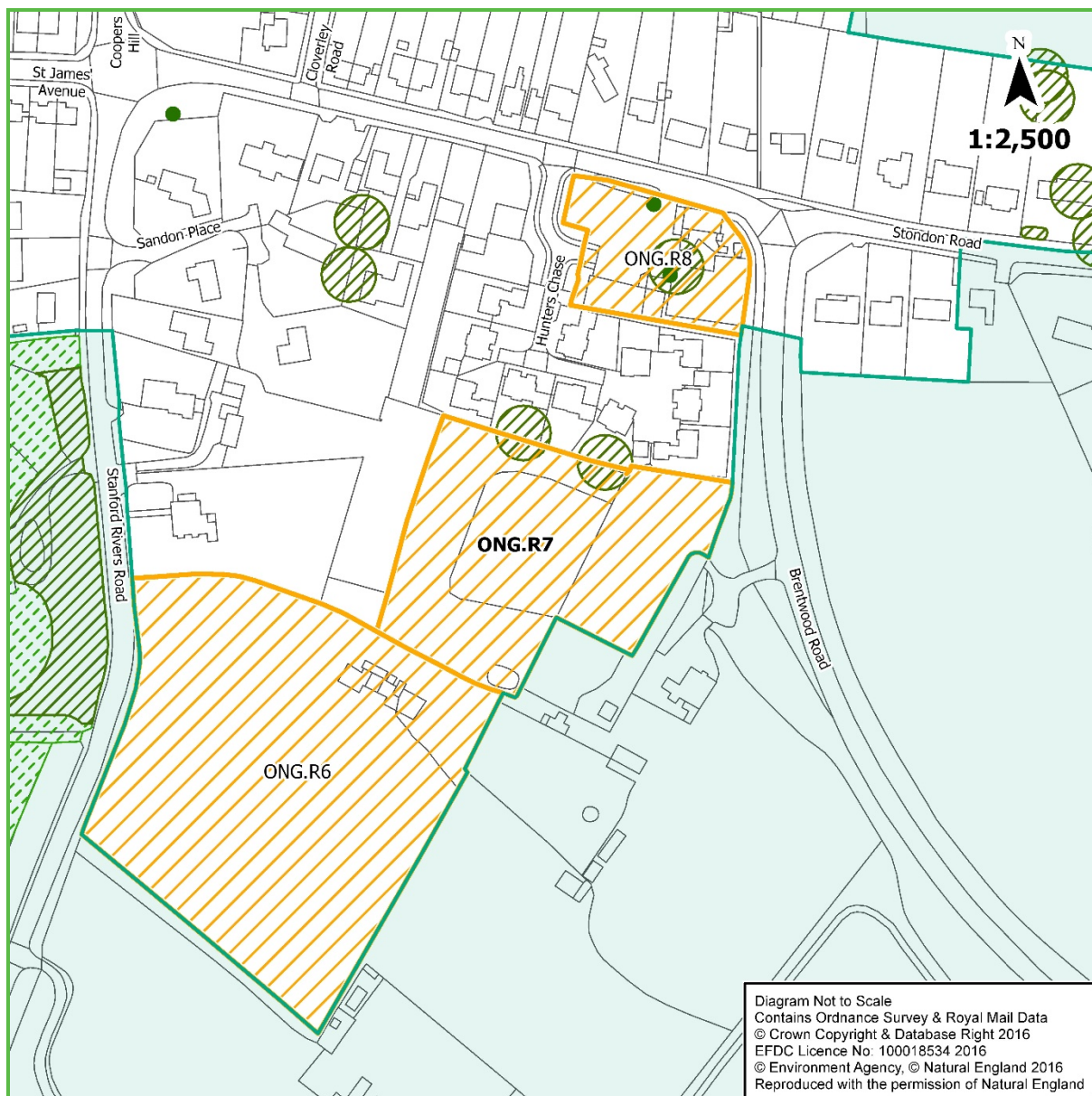
Heritage

Development of the site may impact upon the settings of the Grade II* listed Marden Ash House and Grade II listed Dyers. Development proposals which may affect the settings of these heritage assets should sustain or enhance their significance, including the contribution made by their settings. Development proposals should preserve the special architectural or historic interest of these Listed Buildings and their settings, including through appropriate layout and high quality design/materials.

Green Belt Boundary

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

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



Site Address: Hunters Chase, Ongar, Essex, CM5 9DQ		
Settlement: Ongar		Proposed Use: Residential
Size (Ha)	0.80	Site Description: The site is greenfield land. The site is surrounded by residential dwellings and associated gardens.
Indicative Development Area (Ha)	0.80	
Indicative Net Density (DpH)	23	
Approximate Net Capacity (Dwellings)	17	

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

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

Development Requirements

Trees

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

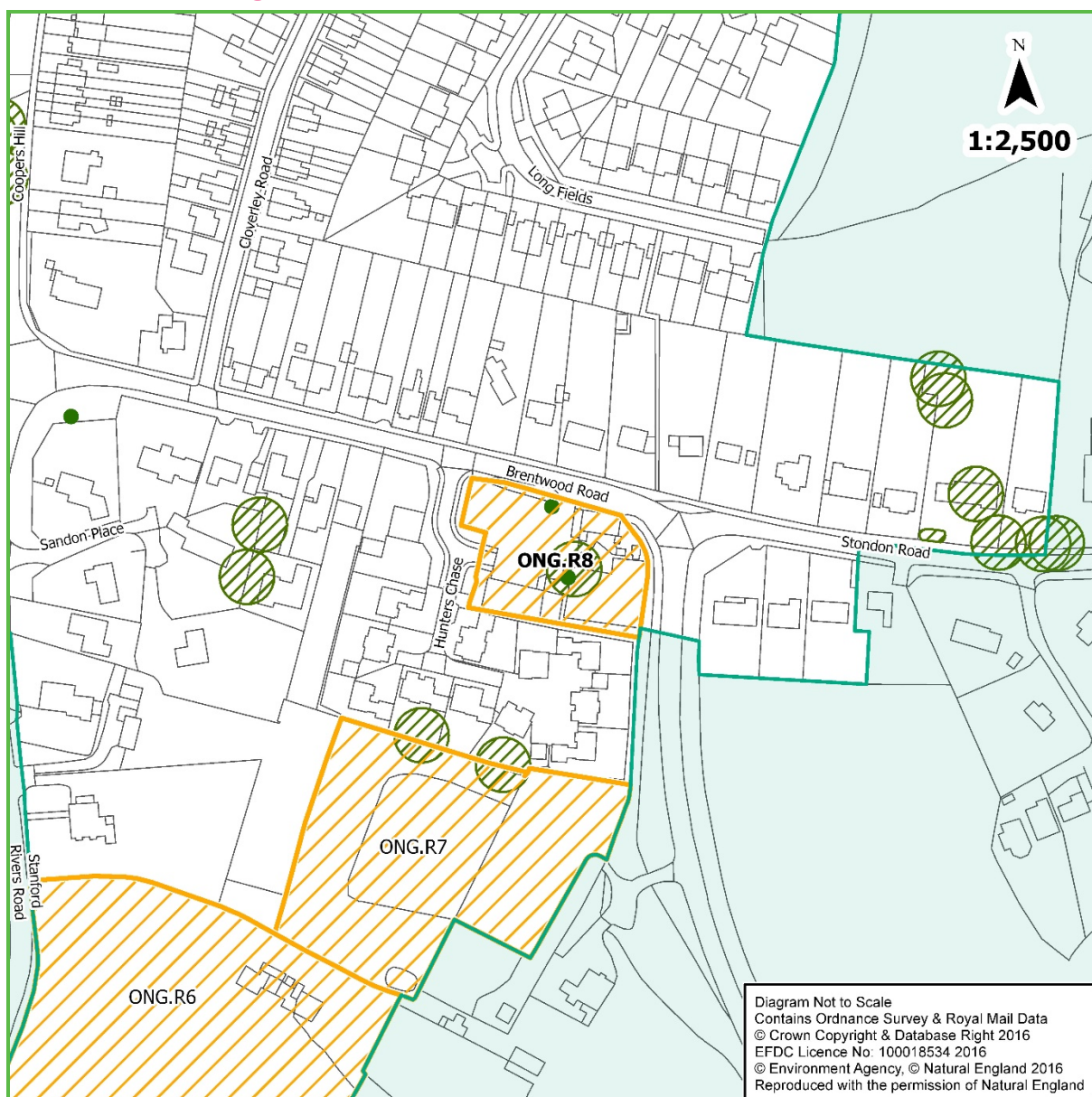
Heritage

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

Green Belt Boundary

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

ONG.R8 The Stag Pub



Site Address: Brentwood Road, Ongar CM5 9DH		
Settlement: Ongar		Proposed Use: Residential
Size (Ha)	0.28	Site Description: The site contains a public house with associated garden and car park to the rear. The site is bounded to the north and east by Brentwood Road (A128) and to the south and west by residential development.
Indicative Development Area (Ha)	0.28	
Indicative Net Density (DpH)	34	
Approximate Net Capacity (Dwellings)	9	

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

ONG.R8 The Stag Pub

Development Requirements

Trees

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

Heritage

Development of the site may directly impact upon the locally listed The Stag Public House. The Council requires development proposals to preserve the special architectural or historic interest of this Locally Listed Building through its retention and sensitive conversion. Development proposals for new development which may affect the setting of this building should sustain or enhance its significance, including the contribution made by its setting, through appropriate layout and high quality design/materials.

ONG.E1 Essex Technology and Innovation Centre

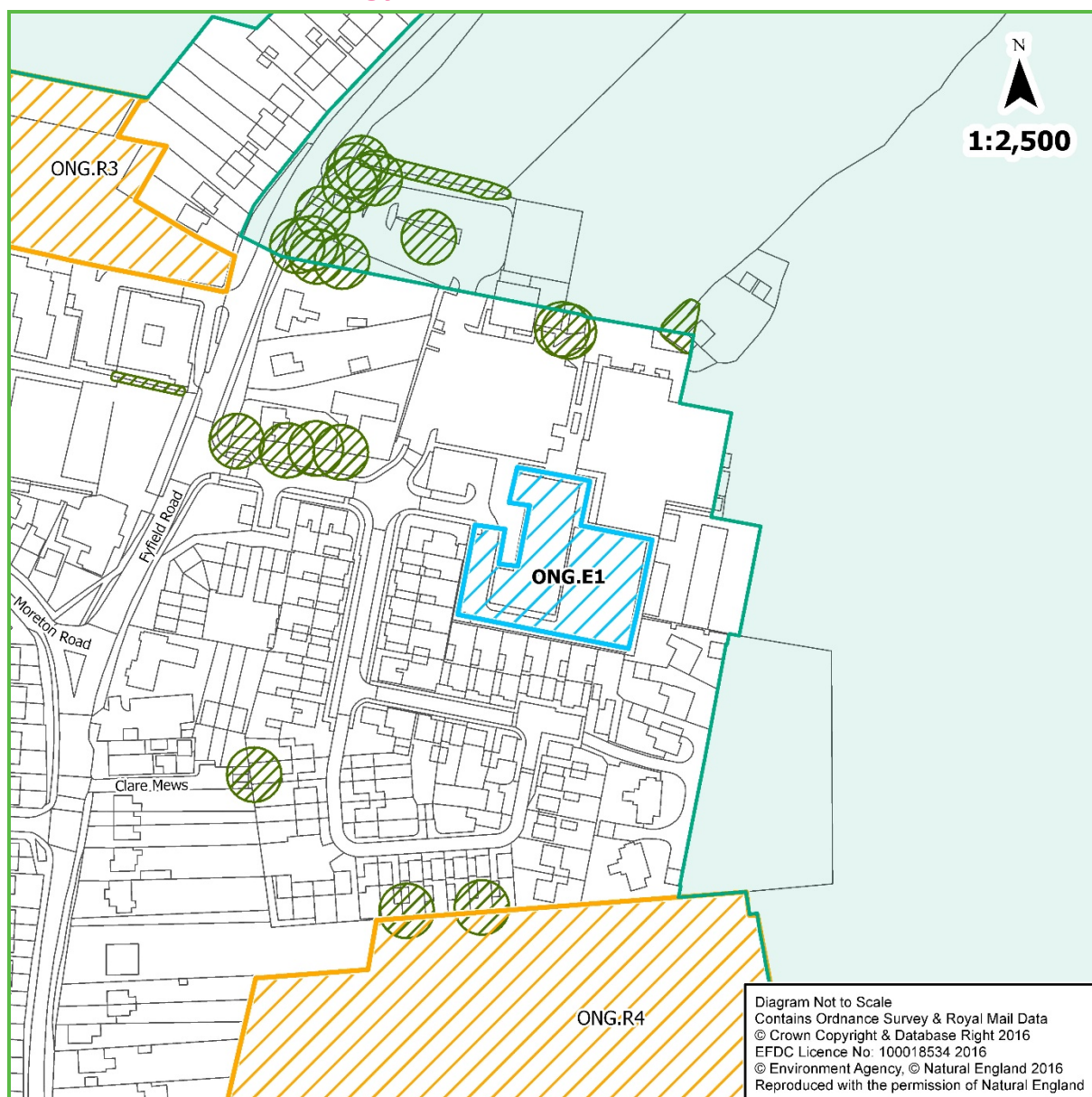
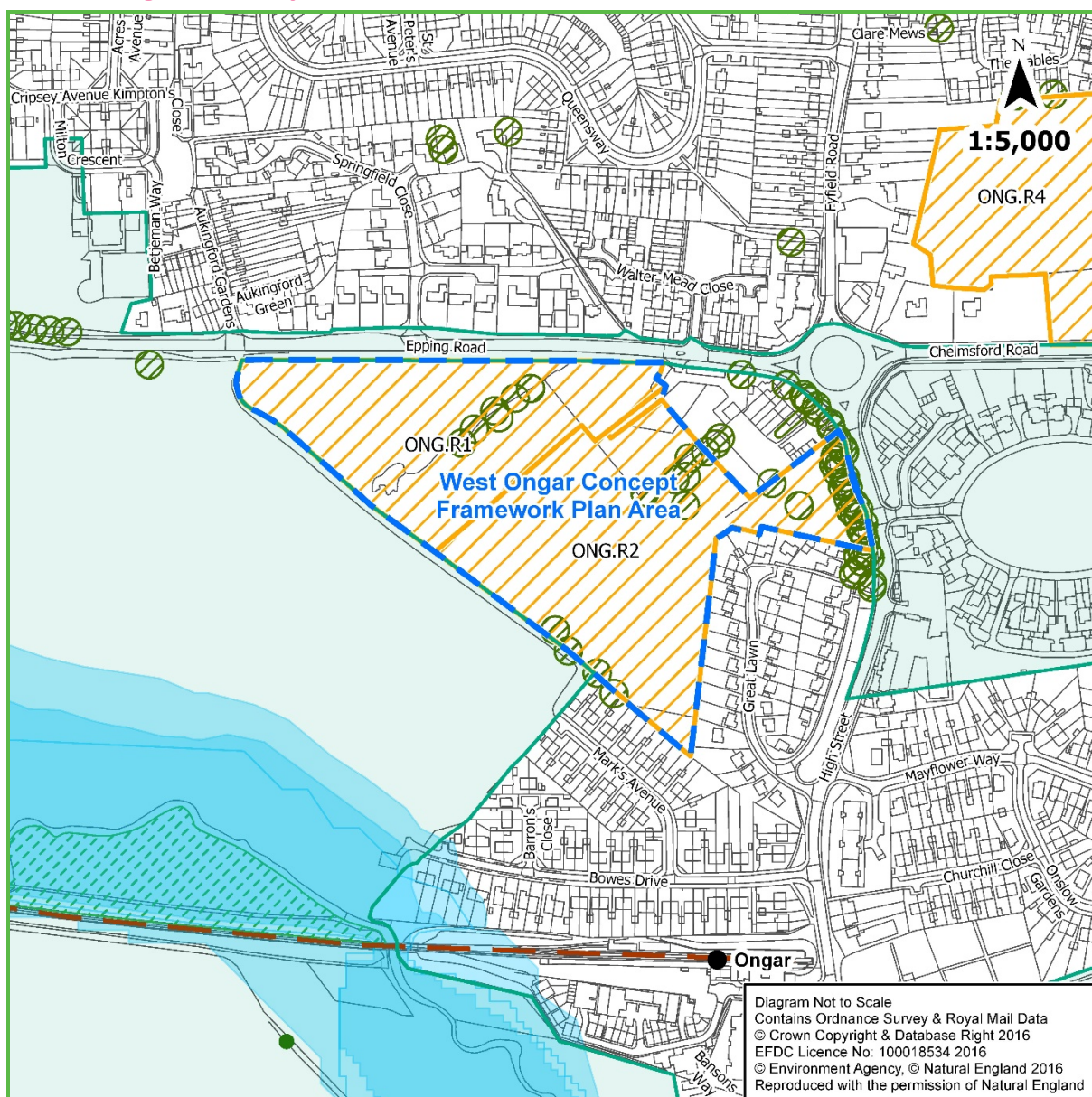


Diagram Not to Scale
 Contains Ordnance Survey & Royal Mail Data
 © Crown Copyright & Database Right 2016
 EFDC Licence No: 100018534 2016
 © Environment Agency, © Natural England 2016
 Reproduced with the permission of Natural England

Site Address: The Gables, Ongar, CM5 0GA	
Settlement: Ongar	Site Description: The site comprises existing office uses and associated car parking. The site is bounded by residential development to the west and south, Ongar Leisure Centre to the north east, and The Ongar Academy to the north.
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.

West Ongar Concept Framework Plan



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

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

West Ongar Concept Framework Plan

Development Requirements

Design

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

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

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

Trees

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

Landscape Character

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

Heritage

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

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

On-site Constraints

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

West Ongar Concept Framework Plan

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

Infrastructure

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

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

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

Green Belt Boundary

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