

# **APPENDIX E**

Part Two of the Local Plan (Draft Final Version)



**Epping Forest  
District Council**

## ***Council Monday, 6th March, 2023***

**Place:** Council Chamber - Civic Offices

**Time:** 7.00 pm

**Committee Secretary:** Gary Woodhall / J Leither      Tel: (01992) 564243  
Email: [democraticservices@eppingforestdc.gov.uk](mailto:democraticservices@eppingforestdc.gov.uk)

### **4. ADOPTION OF EPPING FOREST DISTRICT LOCAL PLAN 2011-2033 (Pages 3 - 260)**

Part Two of the Local Plan (Draft Final Version).

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# Epping Forest District

## Local Plan 2011 - 2033

### Part Two

**Draft Final Version February 2023**



**Epping Forest  
District Council**

[www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk)

# Part Two

# Site Specific Policy Requirements and Designations

# Contents

Part Two of the Epping Forest District Local Plan should be read in conjunction with Part One of the Local Plan, which is published as a separate document. Part Two of the Local Plan, is split into two sections:

- Section A – provides site specific policy requirements for the site allocations identified in Chapter 5 of Part One of the Local Plan (except for the Strategic Masterplan Areas where the detail is included within Part One of the Local Plan); and
- Section B – presents more detailed mapping of the employment designations identified in Chapter 5 of Part One of the Local Plan.

Settlements with site allocations or designations are listed in the same order as in Chapter 5 of Part One of the Local Plan.

Section A – Site Allocations	
Settlement	Page
Epping	5
Loughton	22
Waltham Abbey	51
Ongar	64
Buckhurst Hill	82
Chigwell	90
Theydon Bois	103
Roydon	111
Nazeing	119
Thornwood	126
Coopersale	132
Fyfield	135
High Ongar	139
Lower Sheering	143
Sheering	147
Stapleford Abbotts	155
Eastern Rural Sites	159
Western Rural Sites	166
Section B – Employment Designations	
Settlement	Page
Epping	176
Loughton	182
Waltham Abbey	187
Ongar	195
North Weald Bassett	198

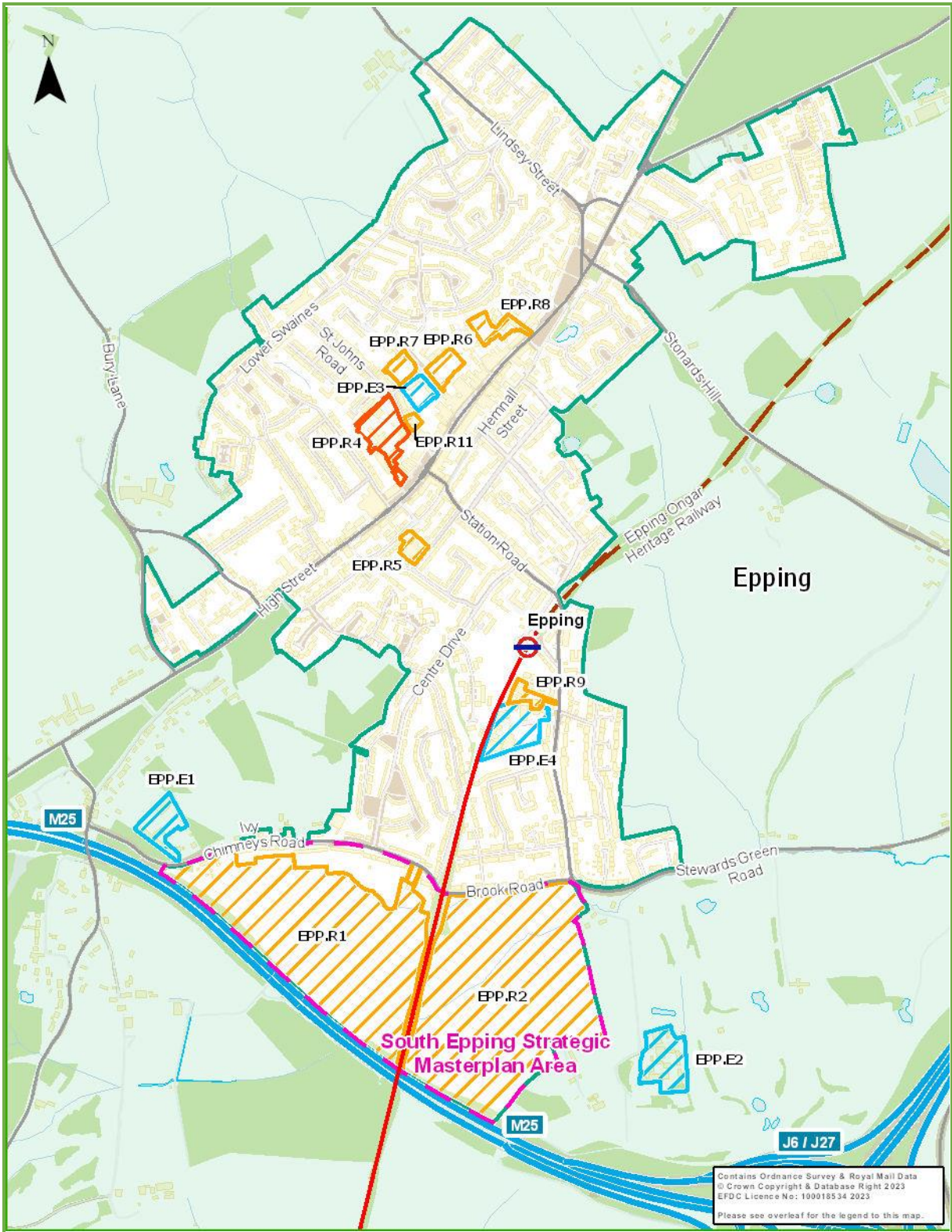
**Part Two: Site Specific Policy Requirements and Designations**

Nazeing	204
Thornwood	213
High Ongar	219
Lower Sheering	222
Stapleford Abbotts	225
Eastern Rural Sites	228
Western Rural Sites	250
Southern Rural Sites	254

# **Section A**

# **Site Specific Policy Requirements for Site Allocations**

# Epping



Note: The employment designations identified in this map are detailed in Part Two: Section B. The Strategic Masterplan Area is detailed in Part One of the Local Plan.



### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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### Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

### Residential Site Allocations

EPP.R4 Land at St Johns Road

EPP.R5 Epping Sports Centre

EPP.R6 Cottis Lane Car Park

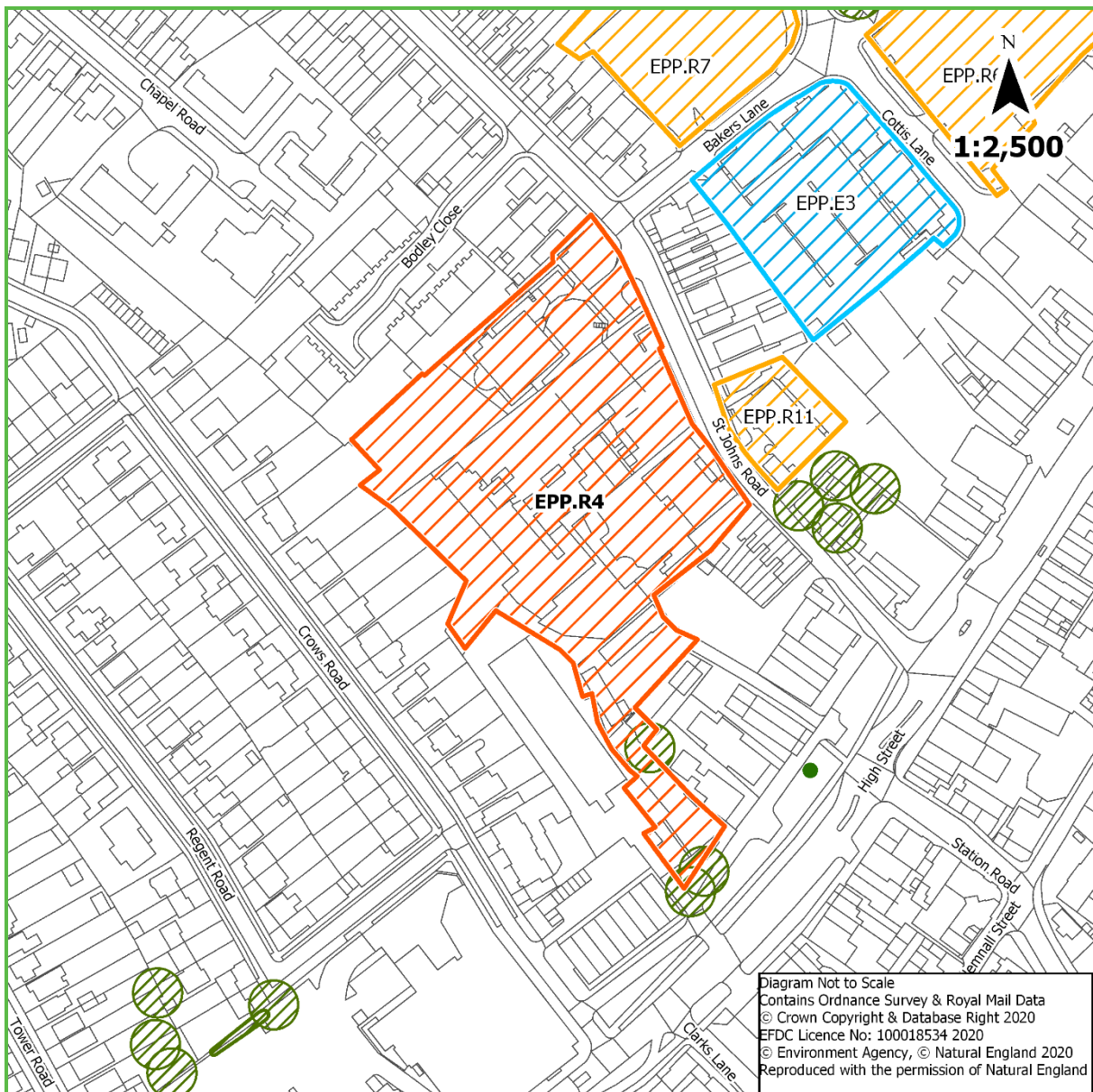
EPP.R7 Bakers Lane Car Park

EPP.R8 Land and part of Civic Offices

EPP.R9 Land at Bower Vale

EPP.R11 Epping Library

## EPP.R4 Land at St Johns Road



<b>Site Address:</b> St Johns Road, Epping, CM16 5DN		
<b>Settlement:</b> Epping		<b>Proposed Use:</b> Mixed use including residential and appropriate town centre uses
<b>Size (Ha)</b>	1.49	<b>Site Description:</b> The site is a mixed-use area comprising community and former education facilities, and retail, residential and civic uses. It is bounded by residential development to the West, North and East of the site, with a mix of town centres uses to the South.
<b>Indicative Development Area (Ha)</b>	1.49	
<b>Indicative Net Density (DpH)</b>	27	
<b>Approximate Net Capacity (Dwellings)</b>	34	

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

## EPP.R4 Land at St Johns Road

### Site Specific Policy Requirements

#### Trees

- A. There are trees adjacent to the Southern boundary of the site which are protected by Tree Preservation Orders. 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.

#### Design

- B. Development proposals should contain a mix of uses including a leisure centre and residential development. Other uses on site could include retail, community facilities, hospitality, employment and further leisure uses.
- C. Development proposals for this site should be considered and informed by the Quality Review Panel.

#### Heritage

- D. Development may directly impact upon locally listed 21 St Johns Road, Cookery Building of Epping Junior School, Centrepoint 23 St Johns Road and 19 St Johns Road, which are located within the site. It may also impact upon the setting of Grade II\* listed Church of St John the Baptist and Grade II listed 5, 7, 9 and 11 St Johns Road, located adjacent and to the South East of the site.
- E. The Council requires development proposals to preserve the special architectural or historic interest of these Locally Listed Buildings on site through their retention, sensitive conversion and refurbishment. This particularly applies to the Centrepoint building and the Cookery Building. Opportunities to bring them back into public use should also be explored.
- F. Proposals that may affect the settings of these Locally Listed Buildings and Grade II\* and Grade II Listed Buildings should preserve and, wherever possible, enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance and the contribution made by their settings. Particular regard should be had to the Church of St John the Baptist and its setting including through appropriate layout, scale, height, massing and high quality design/materials within the vicinity of the church.
- G. The Southern part of the site is partially located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area. For those parts of the site located within the Conservation Area, an assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area should be retained and reused.

#### Infrastructure

- H. The site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
- (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

## EPP.R5 Epping Sports Centre



<b>Site Address:</b> 25 Hemnall Street, Epping, CM16 4LU		
<b>Settlement:</b> Epping		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.42	<b>Site Description:</b> The site is a leisure centre and associated car park. It is bounded by Hemnall Street to the North, Nicholl Road to the South and residential development to the West and East.
<b>Indicative Development Area (Ha)</b>	0.42	
<b>Indicative Net Density (DpH)</b>	101	
<b>Approximate Net Capacity (Dwellings)</b>	42	

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

## EPP.R5 Epping Sports Centre

### Site Specific Policy Requirements

#### Trees

- A. There are trees on the North Eastern boundary of the site which are protected by Tree Preservation Orders. 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 trees within on-site open or amenity space.

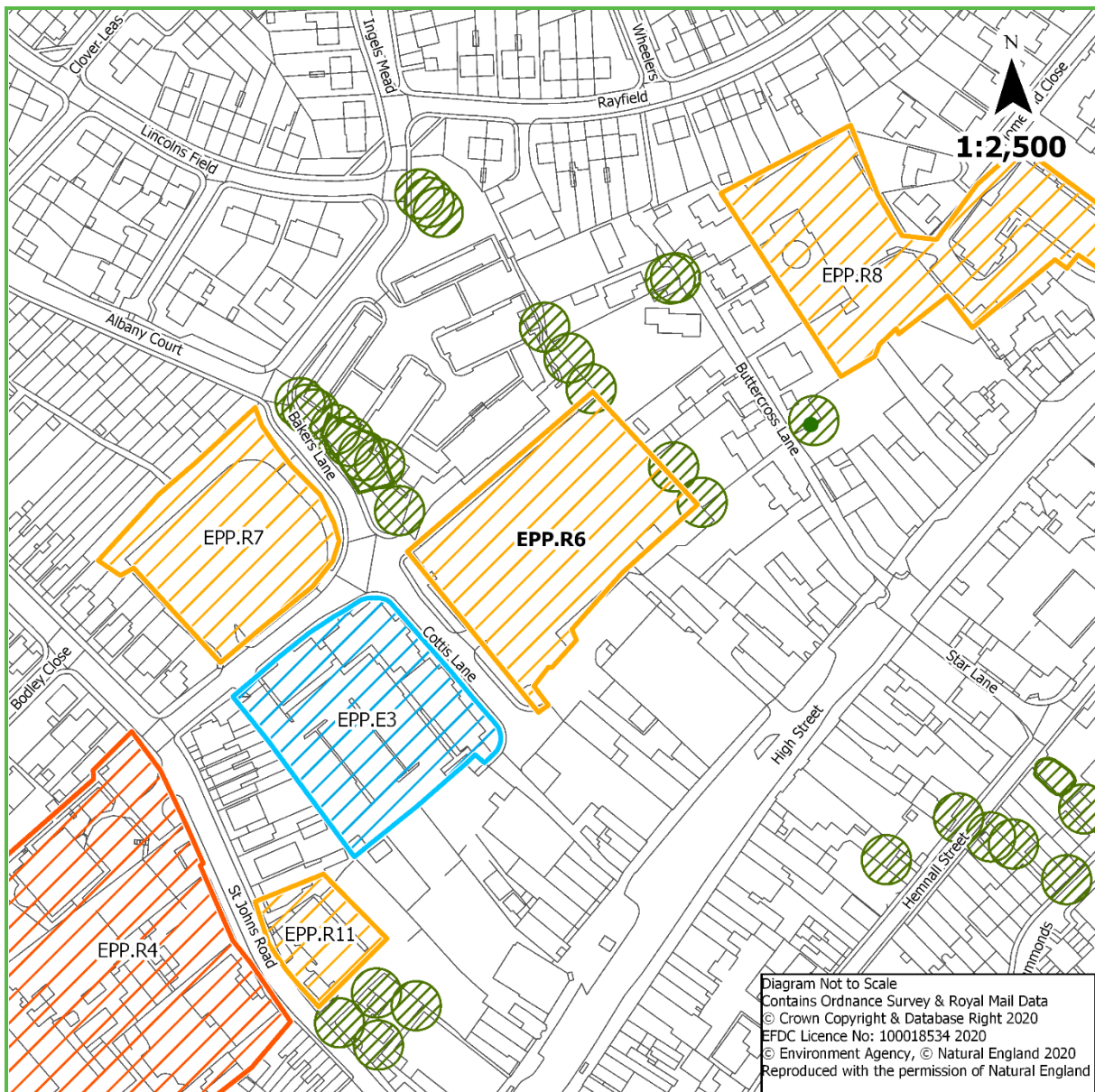
#### Heritage

- B. The site is located adjacent to the Epping Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area.

#### Infrastructure

- C. The site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. Measures must be adopted to promote sustainable transport modes and encourage active transport.-Such measures should include:
- (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.
- D. Closure of the existing Epping Sports Centre and the re-development of this site should not take place until an equivalent or better (in terms of quantity and quality) replacement is delivered and is operational. This is to ensure that the public have uninterrupted access to sports/leisure facilities in the local area.

## EPP.R6 Cottis Lane Car Park



<b>Site Address:</b> Cottis Lane Car Park, Cottis Lane, Epping, CM16 5LL		
<b>Settlement:</b> Epping		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.56	<b>Site Description:</b> The site is a car park. It is bounded by hedgerows. There is residential and town centre development to the North, East and South of the site with Cottis Lane to the West.
<b>Indicative Development Area (Ha)</b>	0.47	
<b>Indicative Net Density (DpH)</b>	106	
<b>Approximate Net Capacity (Dwellings)</b>	47	

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

## EPP.R6 Cottis Lane Car Park

### Site Specific Policy Requirements

#### Trees

- A. There are trees on the North Eastern boundary of the site which are protected by Tree Preservation Orders. 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 trees within on-site open or amenity space.

#### Design

- B. Development proposals for site allocations EPP.R6 Cottis Lane Car Park and EPP.R7 Bakers Lane Car Park must, in combination, deliver approximately 78 dwellings (net) and the re-provision of the existing number of parking spaces provided at both car parks. This is to provide flexibility to enable acceptable and viable proposals to be brought forward on each site. Should development of this site deliver a lower number of dwellings than that which it has been allocated for (47 dwellings), the remaining balance should be met on allocation site EPP.R7 Bakers Lane Car Park.
- C. Development proposals for this site should be considered and informed by the Quality Review Panel.
- D. There is an existing footpath connecting the site to Epping High Street and the side entrance to 237 to 243 High Street. This connection should be retained and incorporated as part of the development. Development proposals should, where appropriate, enhance the footpath to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to a wide range of users.

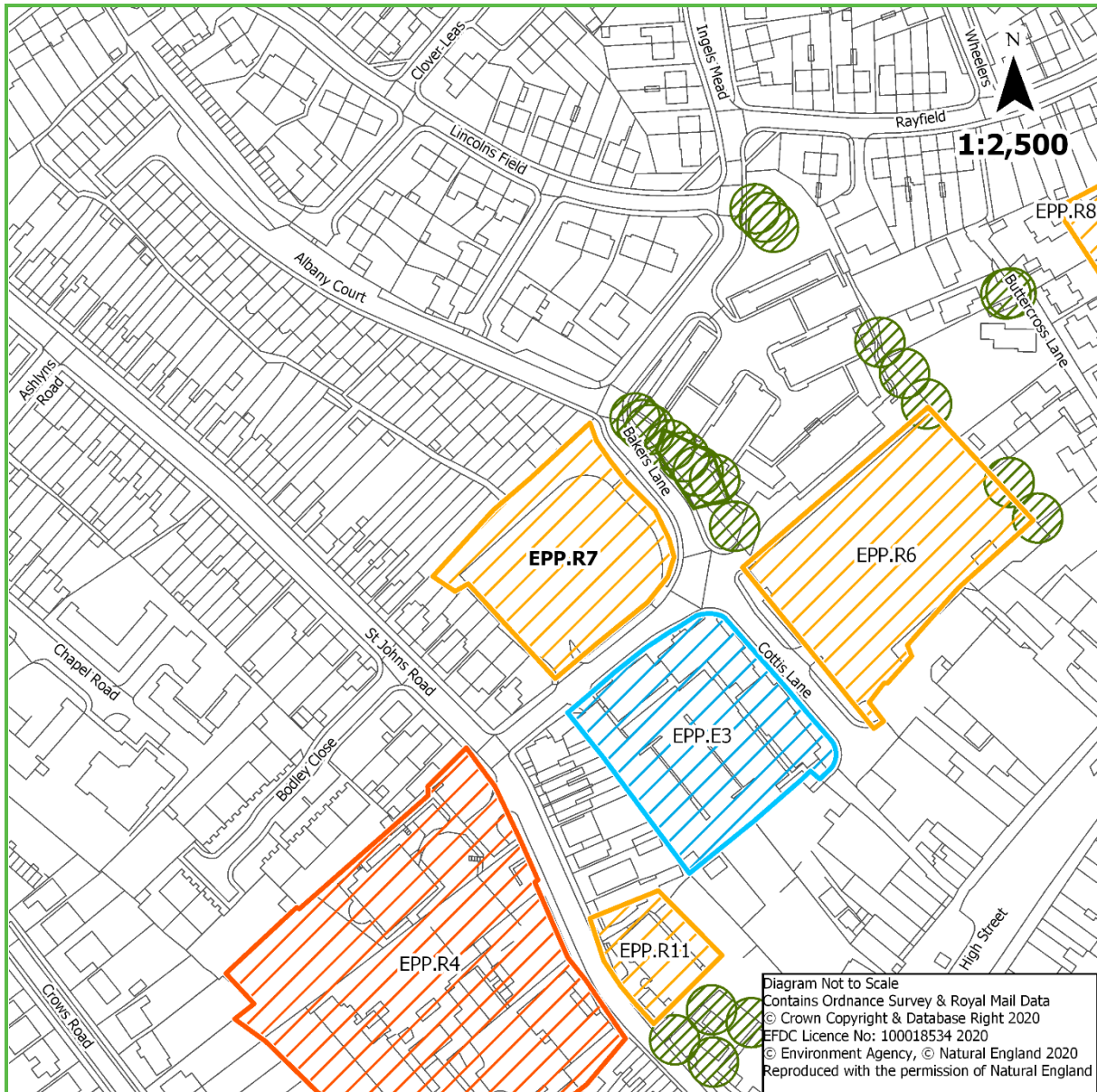
#### Heritage

- E. Development may impact upon the setting of Grade II listed 221, 223, 225, 227, 229-233, 257, 259, 261, 263 and 269 High Street, located to the South East of site. Proposals that may affect the settings of these Listed Buildings should preserve and wherever possible, enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance and the contribution made by their settings.
- F. The site is located adjacent to the Epping Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area.

#### Infrastructure

- G. Development proposals should demonstrate how disruption to parking during the construction phase will be minimised. This should be demonstrated through the submission of a Construction Management Statement in accordance with Part D of Policy DM21.
- H. Development proposals for site allocations EPP.R6 and EPP.R7 should together incorporate the re-provision of the existing number of parking spaces for town centre visitors to ensure that there is no net loss of parking spaces. Such parking spaces should be integrated into the development through careful design and layout, which may include decked, basement or undercroft parking.
- I. The site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
- (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

## EPP.R7 Bakers Lane Car Park



**Site Address:** Bakers Lane Car Park, Bakers Lane, Epping CM16 5LL

<b>Settlement:</b> Epping		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.42	<b>Site Description:</b> The site is a car park. It is bounded by hedgerows beyond which is residential development to the West and North and Baker Lane to the South and East.
<b>Indicative Development Area (Ha)</b>	0.33	
<b>Indicative Net Density (DpH)</b>	95	
<b>Approximate Net Capacity (Dwellings)</b>	31	

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



## EPP.R7 Bakers Lane Car Park

### Site Specific Policy Requirements

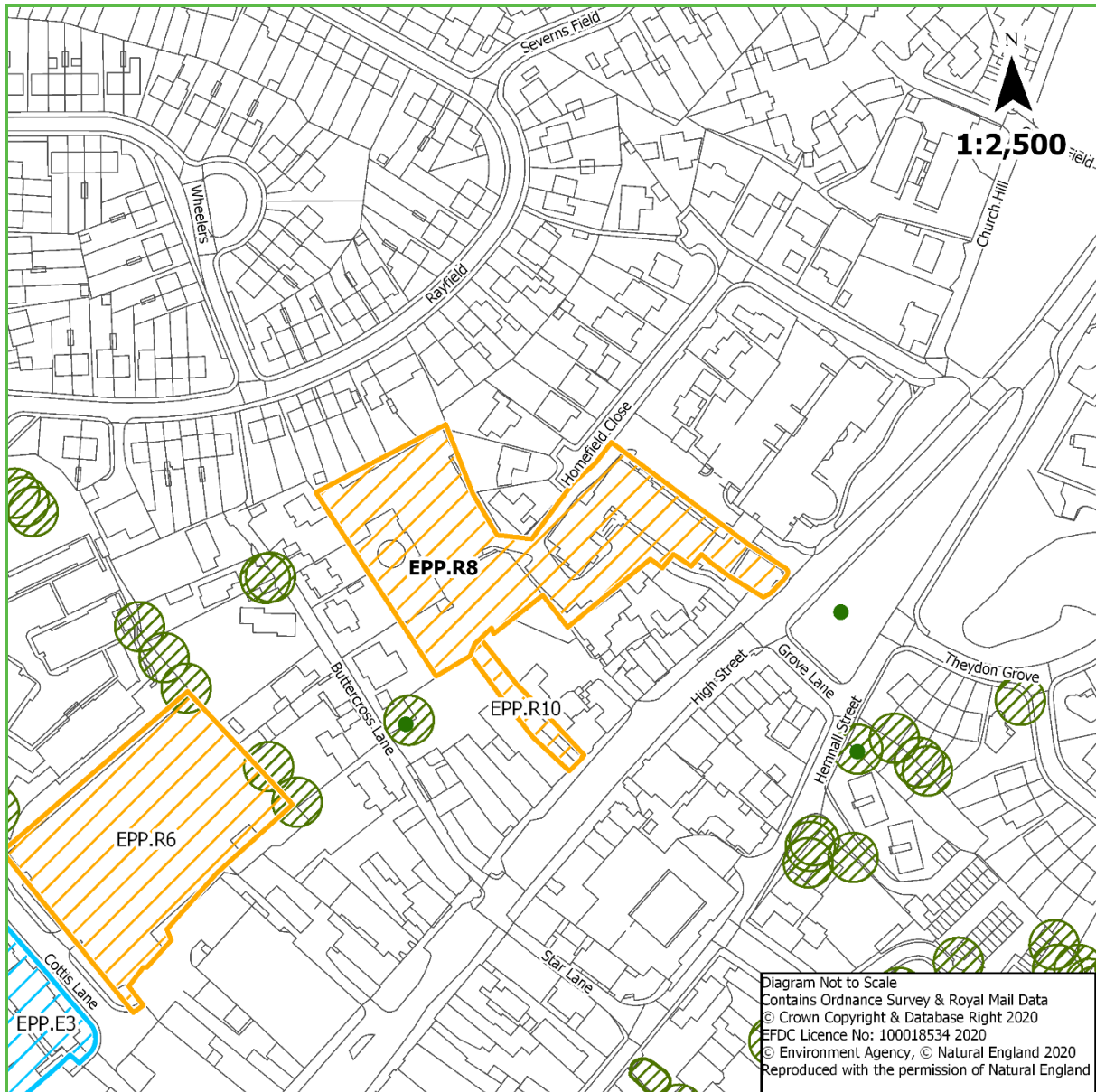
#### Design

- A. Development proposals for site allocations EPP.R6 Cottis Lane Car Park and EPP.R7 Bakers Lane Car Park must, in combination, deliver approximately 78 dwellings (net) and the re-provision of the existing number of parking spaces provided at both car parks. This is to provide flexibility to enable acceptable and viable proposals to be brought forward on each site. Should development of this site deliver a lower number of dwellings than that which it has been allocated for (31 dwellings), the remaining balance should be met on allocation site EPP.R6 Cottis Lane Car Park.
- B. The design of development proposals should demonstrate that they have taken into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials in order to avoid or mitigate detrimental impacts on the amenity of existing neighbouring properties resulting from the proposed development.
- C. Development proposals for this site should be considered and informed by the Quality Review Panel.

#### Infrastructure

- D. Development proposals should demonstrate how disruption to parking during the construction phase will be minimised. This should be demonstrated through the submission of a Construction Management Statement in accordance with Part D of Policy DM21.
- E. Development proposals for site allocations EPP.R6 and EPP.R7 should together incorporate the re-provision of the existing number of parking spaces for town centre visitors to ensure that there is no net loss of parking spaces. Such parking spaces should be integrated into the development through careful design and layout, which may include decked, basement or undercroft parking.
- F. The site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
  - (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

## EPP.R8 Land and part of Civic Offices



<b>Site Address:</b> Civic Offices, 323 High Street, Epping, CM16 4BZ		
<b>Settlement:</b> Epping		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.66	<b>Site Description:</b> The site contains part of Epping Forest District Council’s Civic Offices and associated car parking. It is bounded by residential development to the North, the remainder of the Council’s Civic Offices to the East, residential development to the West and town centre uses to the South.
<b>Indicative Development Area (Ha)</b>	0.66	
<b>Indicative Net Density (DpH)</b>	68	
<b>Approximate Net Capacity (Dwellings)</b>	44	

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

## EPP.R8 Land and part of Civic Offices

### Site Specific Policy Requirements

#### Ecology

- A. Development of the site is likely to directly affect a Protected Species (Great Crested Newts) population. Development proposals should demonstrate that they have assessed the impacts of the proposal on the Great Crested Newts informed by a full survey and site assessment. Development proposals should demonstrate that they have sought to avoid any adverse impact on the 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 DM1.

#### Design

- B. A Development Brief must be produced to guide development proposals for this site prior to any planning application being submitted. The Development Brief must set out:
- (i) how development proposals will address on-site constraints;
  - (ii) the infrastructure requirements for the site and how they will be met; and
  - (iii) the principles that will guide land use, layout, design, height, massing and scale of future development proposals.
- C. The Development Brief should be developed by the applicant in consultation with stakeholders including Epping Town Council and endorsed by the Council prior to the determination of any planning application. The Development Brief and any development proposals/planning applications should be considered and informed by the Quality Review Panel.
- D. Development proposals should give consideration to incorporating retail uses as part of the development with frontage at ground floor level which relate positively to the High Street. Development proposals must demonstrate that the provision of town centre/retail uses has been fully explored. If town centre/retail uses are to be provided in the proposal, any planning application should demonstrate how such uses will be serviced.

#### Heritage

- E. Development may directly impact upon the Grade II listed Epping Civic Offices and/or its setting. It may also impact upon the settings of the Grade II listed 309, 311, 315, 317 and 319 High Street and The Black Lion Public House, located to the West of the site. Proposals that may affect these heritage assets or their settings should preserve and wherever possible, enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance and the contribution made by their settings.
- F. The Southern half of the site is partially located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area. For those parts of the site located within the Conservation Area an assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area, including the yellow-brick building fronting High Street located within the site boundary, should be retained/reused.

#### On-site Constraints

- G. There is currently a single vehicular access to the Council's Civic Offices from the High Street to service the proposed development and what will remain of the Council's Civic Offices. Development proposals should demonstrate that they have assessed the need to improve the existing single vehicular access or create a new access to serve the development. If the need for a new vehicular access to the site is identified its design should consider how access for the residential development interacts with the access for the remaining part of the Civic Offices (and associated car park). Any new vehicular access for this site should be designed to minimise traffic impacts on the High Street and to ensure a safe access point which has sufficient capacity for the development it serves.

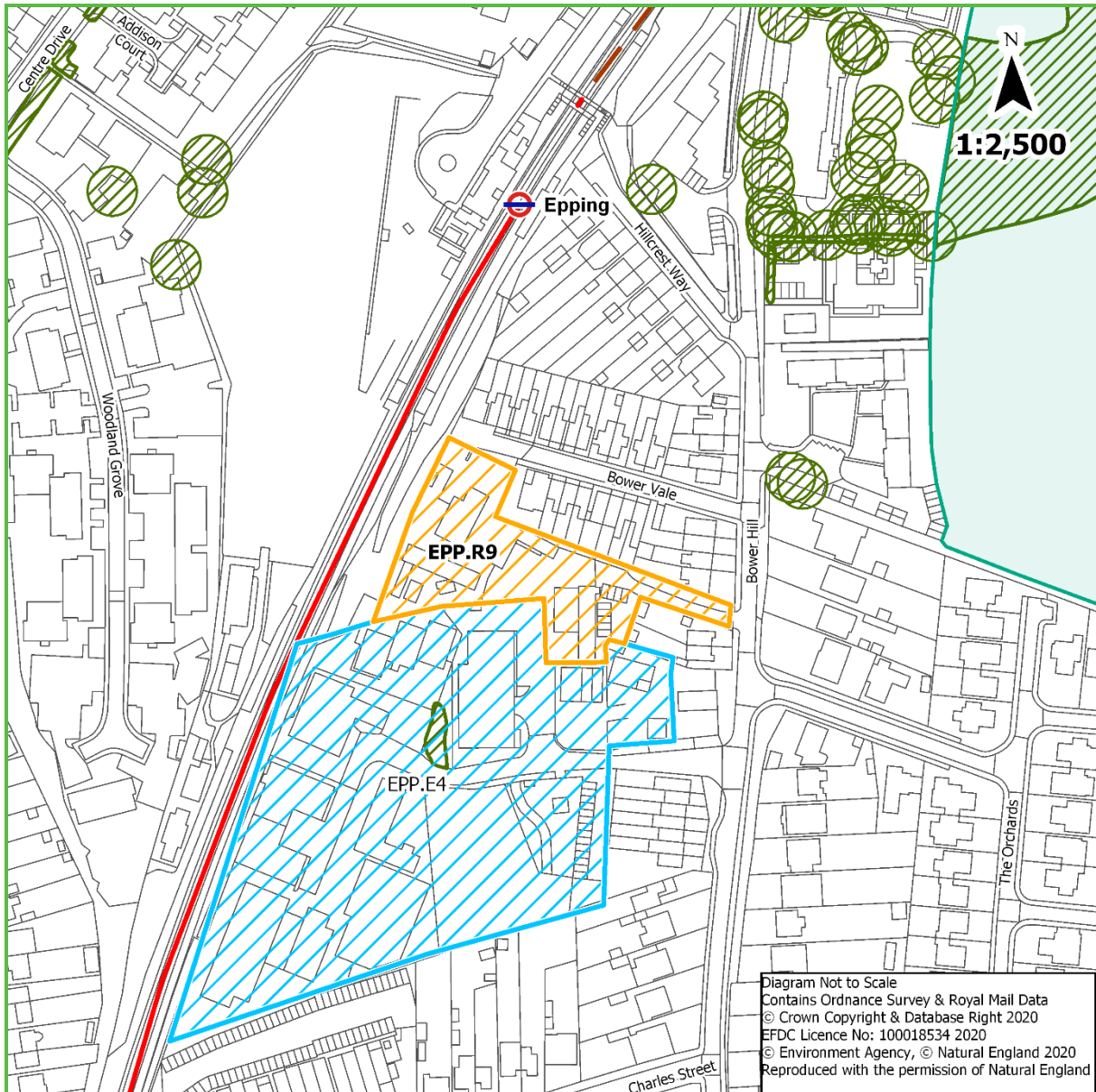
## EPP.R8 Land and part of Civic Offices

### Site Specific Policy Requirements

#### Infrastructure

- A. The site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
- (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

## EPP.R9 Land at Bower Vale



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

**Settlement:** Epping

**Proposed Use:** Residential

**Size (Ha)** 0.40

**Indicative Development Area (Ha)** 0.40

**Indicative Net Density (DpH)** 128

**Approximate Net Capacity (Dwellings)** 50

**Site Description:**

The site comprises a warehouse in industrial use, derelict former utilities works, and greenfield land. It is bounded by the London Underground Central Line to the West, residential development to the North, Bower Hill to the East and predominantly industrial and warehousing uses to the South.

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

## EPP.R9 Land at Bower Vale

### Site Specific Policy Requirements

#### Design

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

#### Heritage

- B. The site is situated within an area identified as having archaeological potential due to its historic industrial uses. Development proposals must:
- (i) be supported by an archaeological evaluation;
  - (ii) where applicable, undertake archaeological works as part of any planning application.

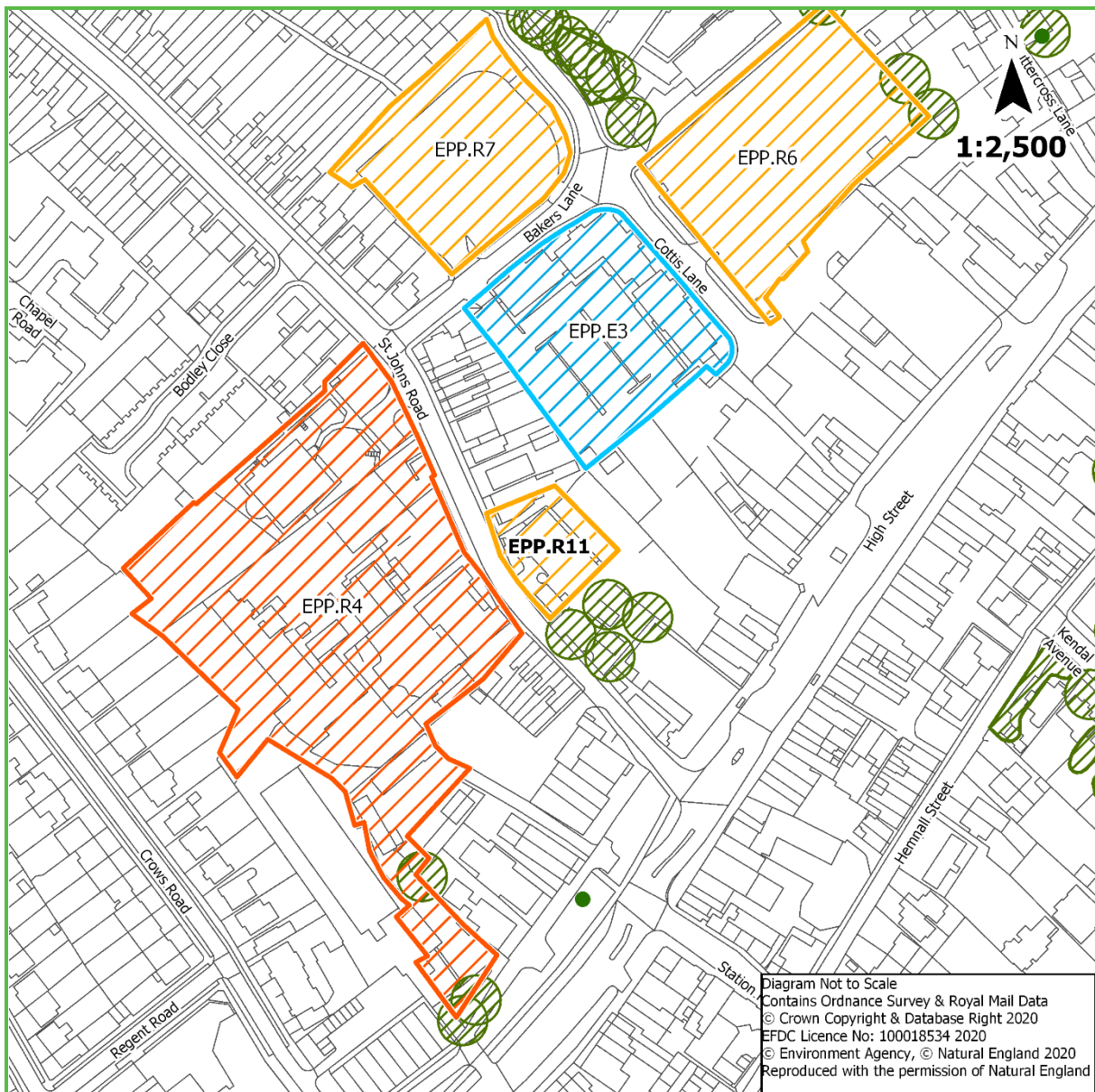
#### On-site constraints

- C. The site is identified as being at risk of noise and air quality impacts due to its proximity to the London Underground Central Line and adjacent industrial uses. Development proposals should demonstrate that any identified noise and air quality impacts are mitigated through careful design and layout. Measures could include orientating built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.

#### Infrastructure

- D. The site is located within a 400 metres radius of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
- (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

## EPP.R11 Epping Library



<b>Site Address:</b> Epping Library, St Johns Road, Epping, CM16 5DN	
<b>Settlement:</b> Epping	<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.13
<b>Indicative Development Area (Ha)</b>	0.13
<b>Indicative Net Density (DpH)</b>	88
<b>Approximate Net Capacity (Dwellings)</b>	11
<b>Site Description:</b> The site is a library. It is bounded by residential development to the North, St Johns Road to the West, car park to the East and Church of St John the Baptist to the South.	

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

## EPP.R11 Epping Library

### Site Specific Policy Requirements

#### Heritage

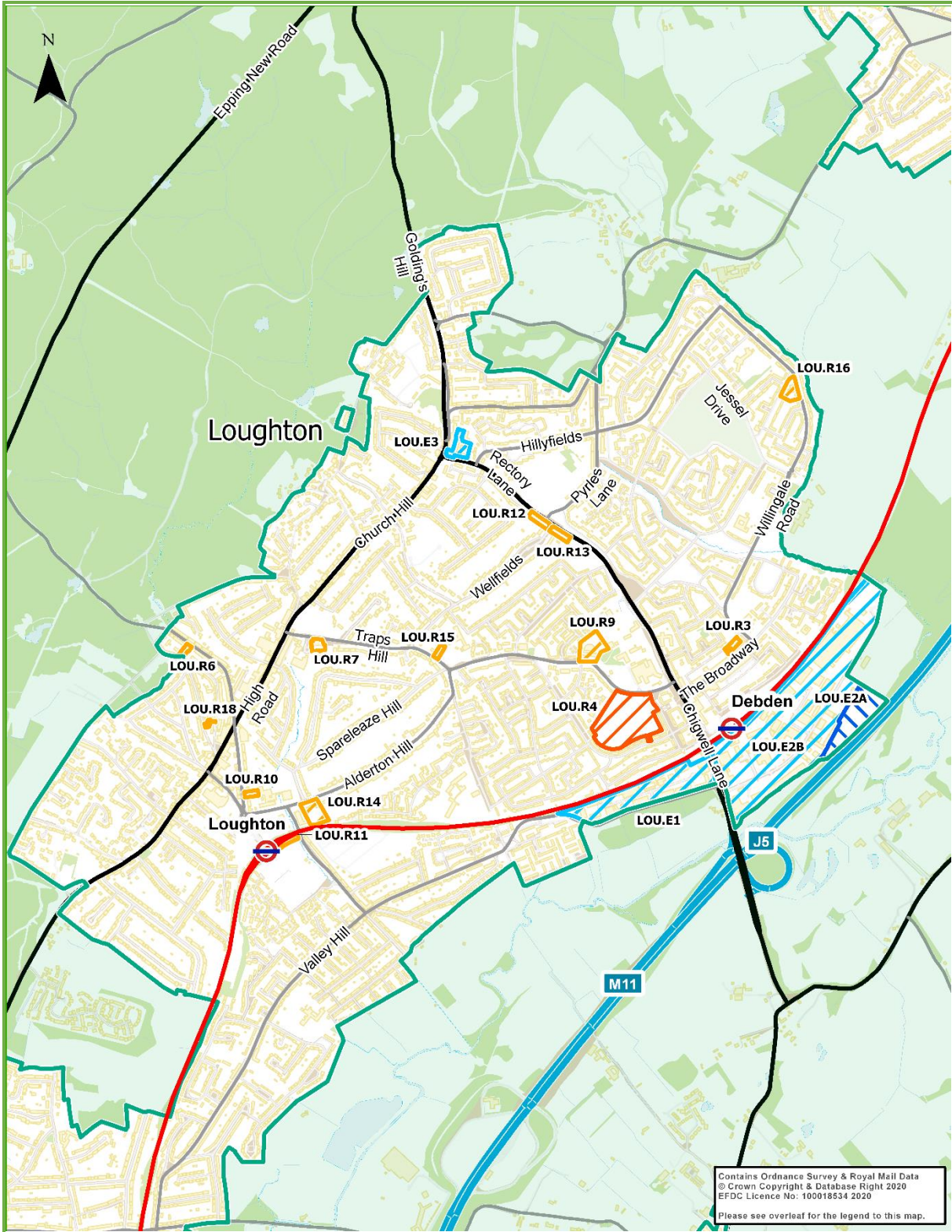
- A. Development may impact upon the setting of the Grade II\* listed Church of St John the Baptist and the Grade II listed 5, 7, 9 and 11 St Johns Road, located to the South of the site. Proposals that may affect the setting of these heritage assets should preserve and wherever possible enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance and the contribution made by their settings.
- B. The site is located within the Epping Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area. An assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area should be retained and reused.

#### Infrastructure

- C. The site is identified as being within Epping Town Centre which is considered a sustainable location with good public transport accessibility. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
  - (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.
- D. Closure of the existing Epping Library and the re-development of this site should not take place until a suitable replacement library facility is delivered and is operational subject to the requirements of Essex County Council. This is to ensure that the public has an uninterrupted access to library services in Epping.



# Loughton



Note: The employment designations identified in this map are detailed in Part Two: Section B.

### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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Acronyms	
DpH	Dwellings per Hectare
Ha	Hectare

Residential Site Allocations
LOU.R3 Land at Vere Road
LOU.R4 Borders Lane Playing Fields
LOU.R6 Royal Oak Public House
LOU.R7 Loughton Library
LOU.R9 Land at Former Epping Forest College
LOU.R10 Land at Station Road
LOU.R11 Land West of Roding Road
LOU.R12 Land at 63 Wellfields
LOU.R13 Land at 70 Wellfields
LOU.R14 Land at Alderton Hill
LOU.R15 Land at Traps Hill
LOU.R16 St Thomas More RC Church
LOU.R18 Land at High Beech Road
Employment Site Allocations
LOU.E2A Land Adjacent to Langston Road Industrial Estate

## LOU.R3 Land at Vere Road

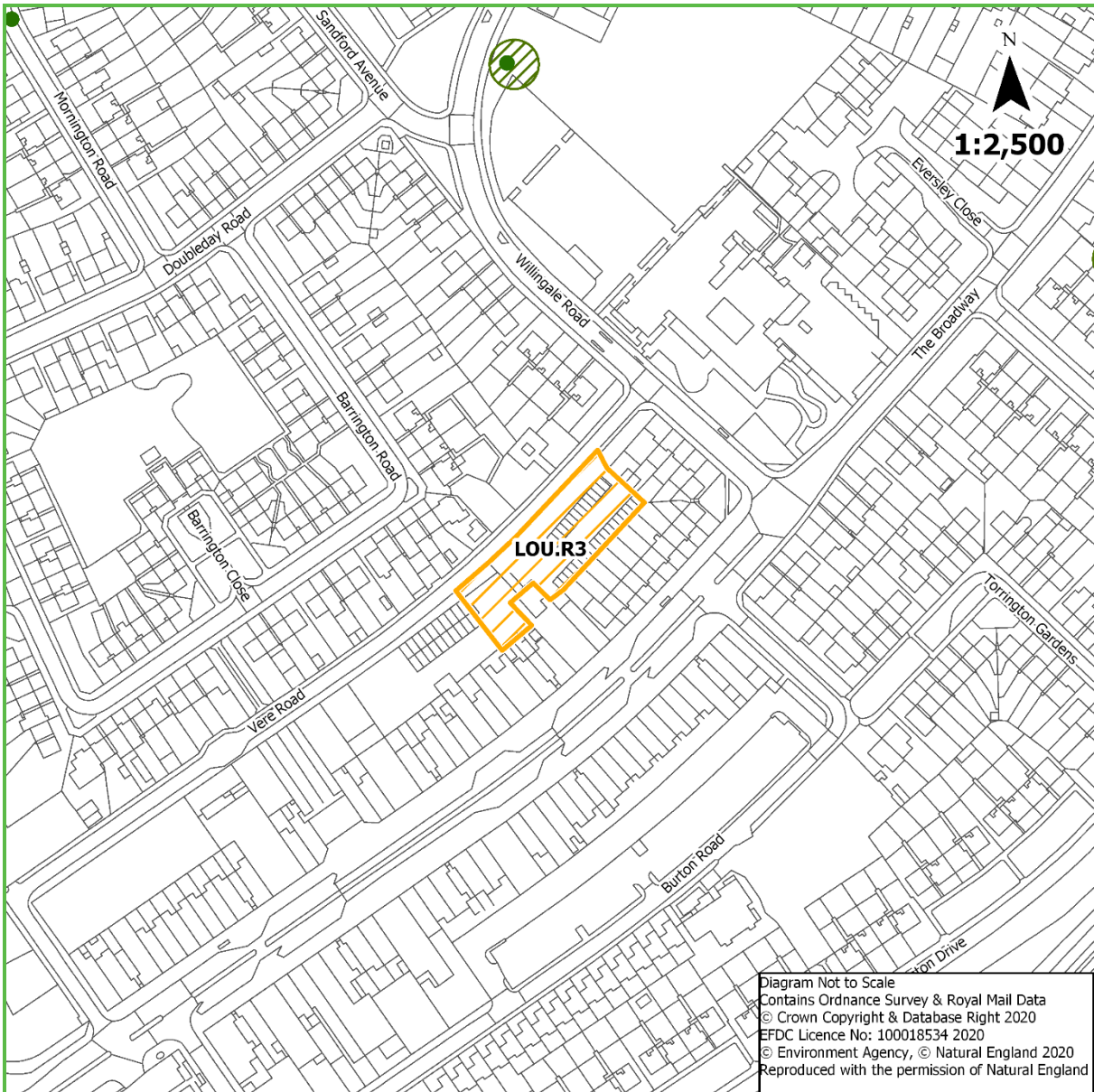


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**Site Address:** Vere Road, Loughton, IG10 2BW

**Settlement:** Loughton

**Proposed Use:** Residential

**Size (Ha)** 0.18

**Indicative Development Area (Ha)** 0.09

**Indicative Net Density (DpH)** 101

**Approximate Net Capacity (Dwellings)** 9

**Site Description:**

The site is a car park. It is bounded by Vere Road to the North, residential development to the East and town centre uses to the South and West.

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

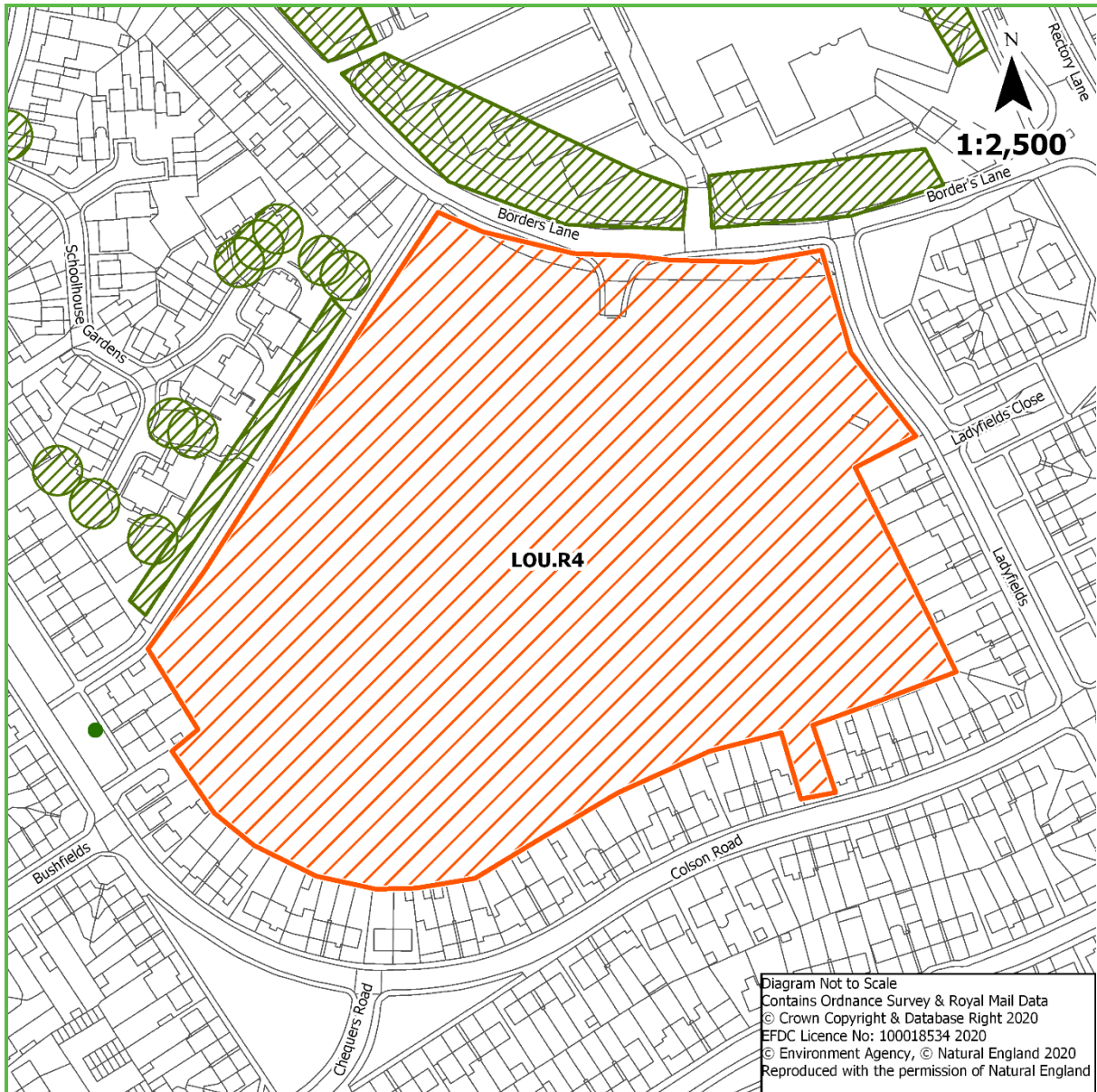
**LOU.R3 Land at Vere Road**

**Site Specific Policy Requirements**

**Infrastructure**

- A. The site is located within 400 metres of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
- (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

## LOU.R4 Borders Lane Playing Fields



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

<b>Settlement:</b> Loughton		<b>Proposed Use:</b> Mixed use
<b>Size (Ha)</b>	4.78	<b>Site Description:</b> The site is private open space. It is bounded by Borders Lane to the North and residential development to the West, East and South.
<b>Indicative Development Area (Ha)</b>	2.39	
<b>Indicative Net Density (DpH)</b>	101	
<b>Approximate Net Capacity (Dwellings)</b>	217	

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

## LOU.R4 Borders Lane Playing Fields

### Site Specific Policy Requirements

#### Ecology

- A. Consultation should be undertaken with Natural England to assess the impacts of development with respect to the Roding Valley Meadows SSSI. Development proposals should make provision for any avoidance and mitigation measures to address any impacts on this nationally important habitat.

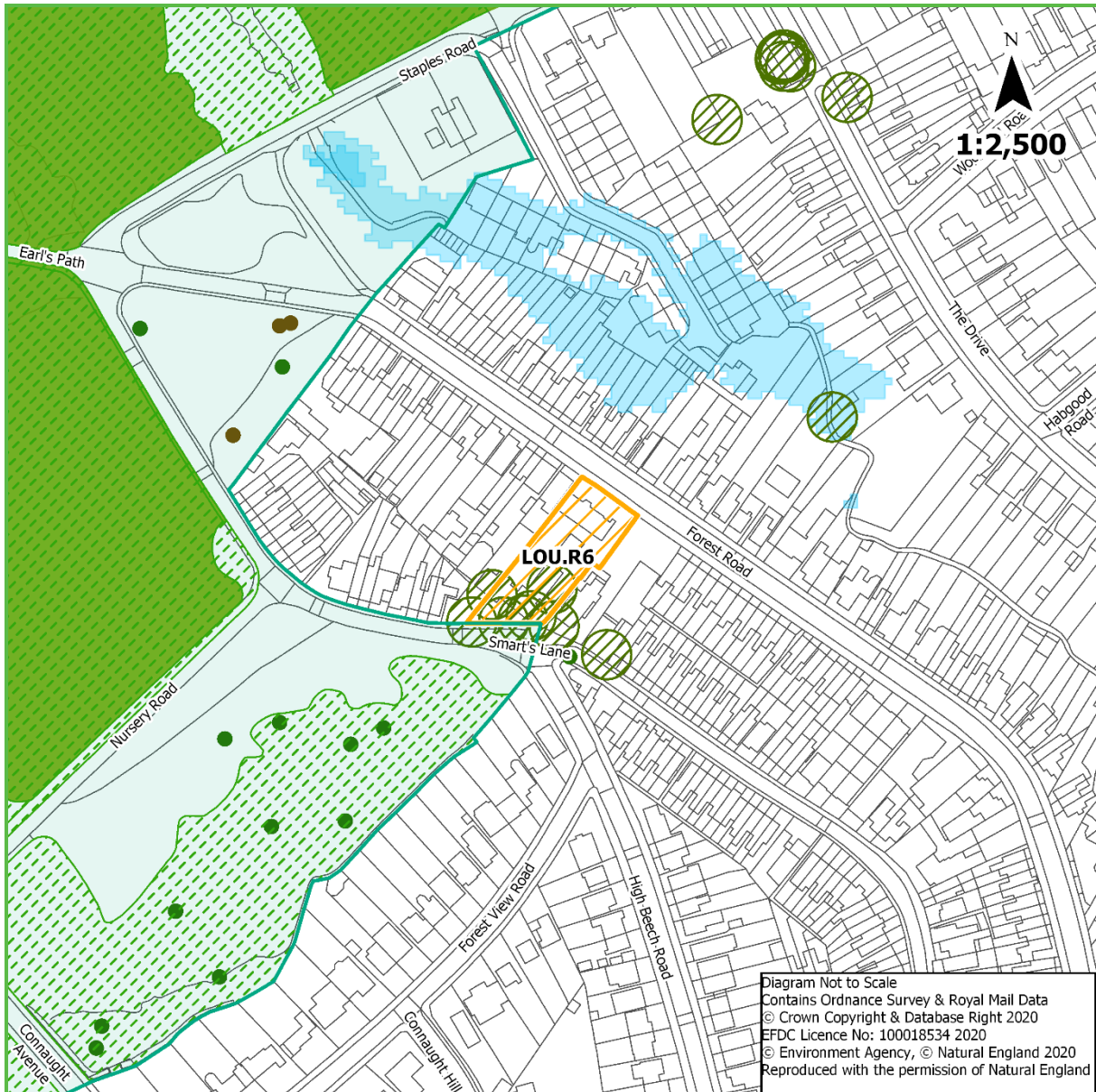
#### Design

- B. Development proposals should focus residential development to the Western half of the site to enable the Eastern half to be used for the expansion of Epping Forest College and the provision of enhanced education, indoor sports, leisure, health & wellbeing facilities and new open space. This should include recreational facilities and open space which will be made accessible to the public.
- C. Development proposals for this site should be considered and informed by the Quality Review Panel.

#### Infrastructure

- D. The site is located within 400 metres of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
  - (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.
- E. Development proposals should incorporate new high quality pedestrian and cycle linkages which integrate the residential development with the new and existing Epping Forest College facilities and the wider area.

## LOU.R6 Royal Oak Public House



<b>Site Address:</b> Forest Road, Loughton, IG10 1EG		
<b>Settlement:</b> Loughton		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.14	<b>Site Description:</b> The site is a former public house with associated garden and parking area. It is bounded by Forest Road to the North, Smart's Lane to the South, residential development to the West and The Victoria Tavern Public House to the East.
<b>Indicative Development Area (Ha)</b>	0.14	
<b>Indicative Net Density (DpH)</b>	72	
<b>Approximate Net Capacity (Dwellings)</b>	10	

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

## LOU.R6 Royal Oak Public House

### Site Specific Policy Requirements

#### Ecology and Trees

- A. Development of the site may indirectly affect the following sites of ecological importance: the Epping Forest Special Area of Conservation and Site of Special Scientific Interest, Epping-Amesbury Banks Ancient Woodland, Loughton Woods Local Wildlife Site and Epping Forest Deciduous Woodland/Wood Pasture and Parkland Priority Habitats. Development proposals should demonstrate that they have assessed the impacts of the proposal on these sites of ecological importance informed by a full survey and site assessment. They should demonstrate that they have sought to avoid any adverse impact on the sites of ecological importance; where such impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.
- B. There are trees on and adjacent to the site which are protected by Tree Preservation Orders. 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 trees within on-site open or amenity space.

#### Design

- C. Development of this site is likely to impact upon the forest-edge character of this location. Development proposals should demonstrate how they protect or enhance the character of the area and/or the amenity of nearby existing development. The design should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing, and materials.

#### Heritage

- D. Development may directly impact upon the locally listed Royal Oak Public House, located on the site. The Council requires development proposals to preserve the special architectural or historic interest of this Locally Listed Building on site through its retention and sensitive conversion. Proposals for new development to the rear of the site that may affect the setting of the heritage asset should preserve and wherever possible, enhance the asset's significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting. Development proposals should include a sympathetic and well-designed rear extension.

#### On-site Constraints

- E. The site includes an existing Public Right of Way on the Eastern edge of the site which connects Forest Road and Smart's Lane. This connection should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.



## LOU.R7 Loughton Library



<b>Site Address:</b> Traps Hill, Loughton, IG10 1HD		
<b>Settlement:</b> Loughton		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.26	<b>Site Description:</b> The site is a library. It is bounded by Traps Hill to the North, the car park for Loughton Leisure Centre to the South, the access road serving the car park and St Edmund of Canterbury Catholic Church to the West, and residential development to the East.
<b>Indicative Development Area (Ha)</b>	0.26	
<b>Indicative Net Density (DpH)</b>	81	
<b>Approximate Net Capacity (Dwellings)</b>	20	

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

## LOU.R7 Loughton Library

### Site Specific Policy Requirements

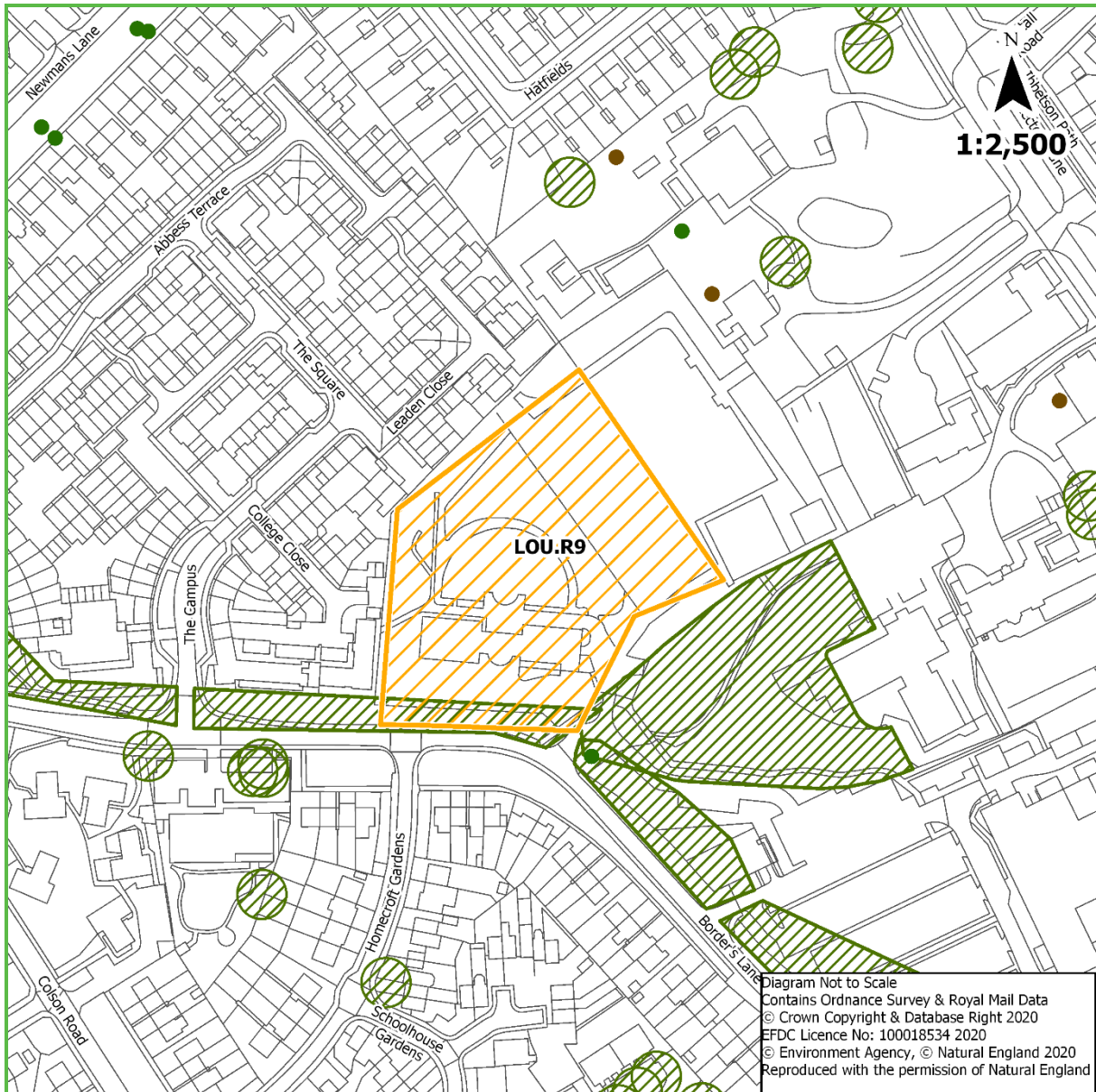
#### Design

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

#### Infrastructure

- B. The site is identified as being within Loughton High Road Town Centre which is considered a sustainable location with good public transport accessibility. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
- (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

## LOU.R9 Land at Former Epping Forest College



<b>Site Address:</b> Old Epping Forest College Site, Borders Lane, Loughton, IG10 3SA	
<b>Settlement:</b> Loughton	<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	1.02
<b>Indicative Development Area (Ha)</b>	1.02
<b>Indicative Net Density (DpH)</b>	122
<b>Approximate Net Capacity (Dwellings)</b>	111
<b>Site Description:</b> The site is a former college. It is bounded to the East and North by residential development, Borders Lane to the South and Epping Forest College to the East.	

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

## LOU.R9 Land at Former Epping Forest College

### Site Specific Policy Requirements

#### Ecology and Trees

- A. There are trees on and adjacent to the Southern boundary of the site which are protected by Tree Preservation Orders. 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 trees within on-site open or amenity space.
- B. Consultation should be undertaken with Natural England to assess the impacts of development with respect to the Roding Valley Meadows Site of Special Scientific Interest. Development proposals should make provision for any avoidance and mitigation measures to address any impacts on this nationally important habitat.

#### Design

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

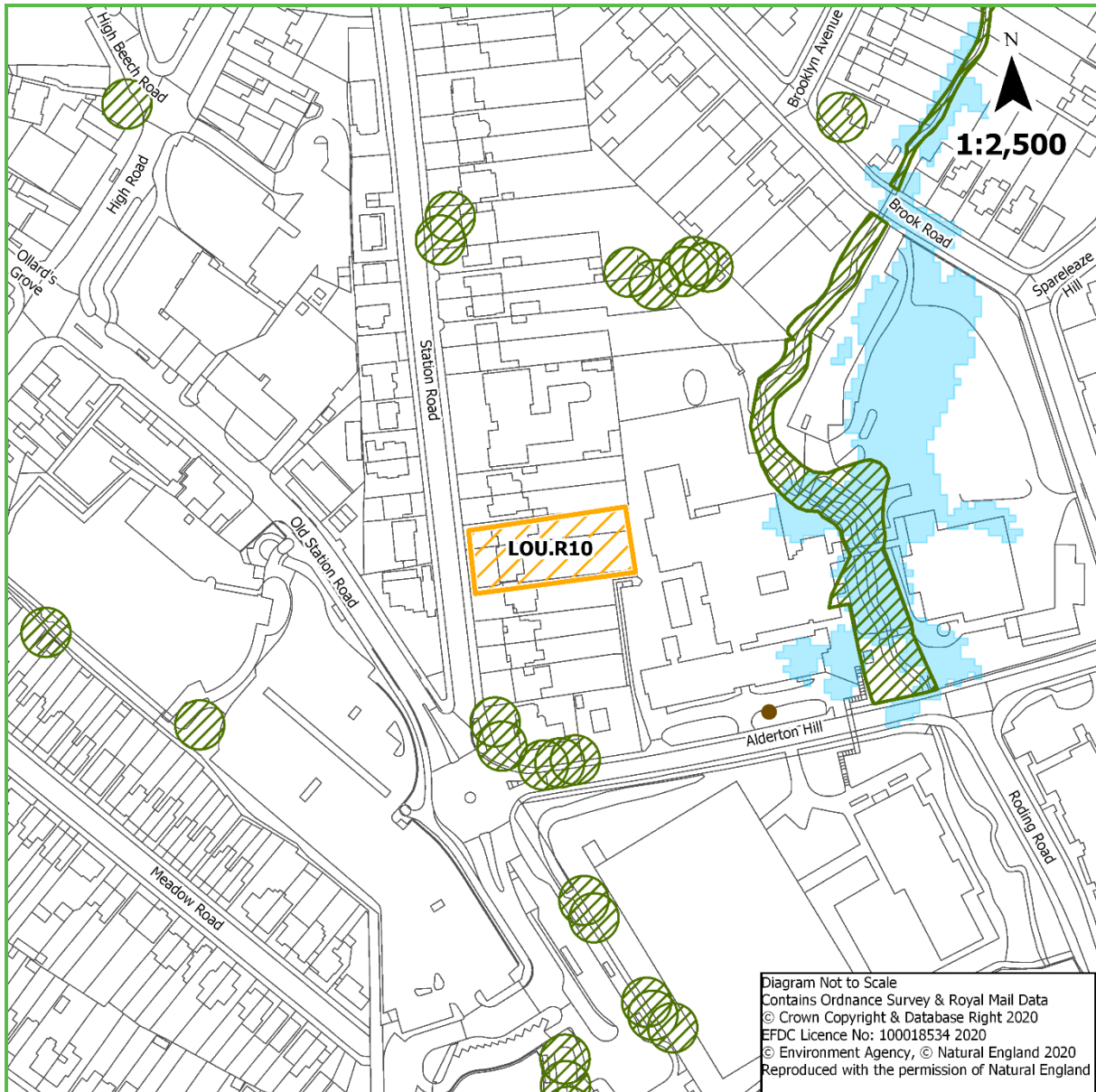
#### Heritage

- D. Development may impact upon the setting of the Grade II listed Corbett Theatre, Hatfields, Loughton Hall, The Church of St Nicholas, Listed Wall and a tomb within St Nicholas's Churchyard, located to the East and North East of the site. Proposals that may affect the setting of these heritage assets should preserve and wherever possible enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance and the contribution made by their settings.

#### On-site Constraints

- E. The site includes an existing Public Right of Way, at the South Eastern corner of the site which connects Borders Lane with Rectory Lane. This connection should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

## LOU.R10 Land at Station Road



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

<b>Settlement:</b> Loughton		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.14	<b>Site Description:</b> The site contains two residential dwellings and associated gardens. It is bounded by Station Road to the West, residential development to the North and South, and Roding Valley High School to the East.
<b>Indicative Development Area (Ha)</b>	0.14	
<b>Indicative Net Density (DpH)</b>	101	
<b>Approximate Net Capacity (Dwellings)</b>	12	

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

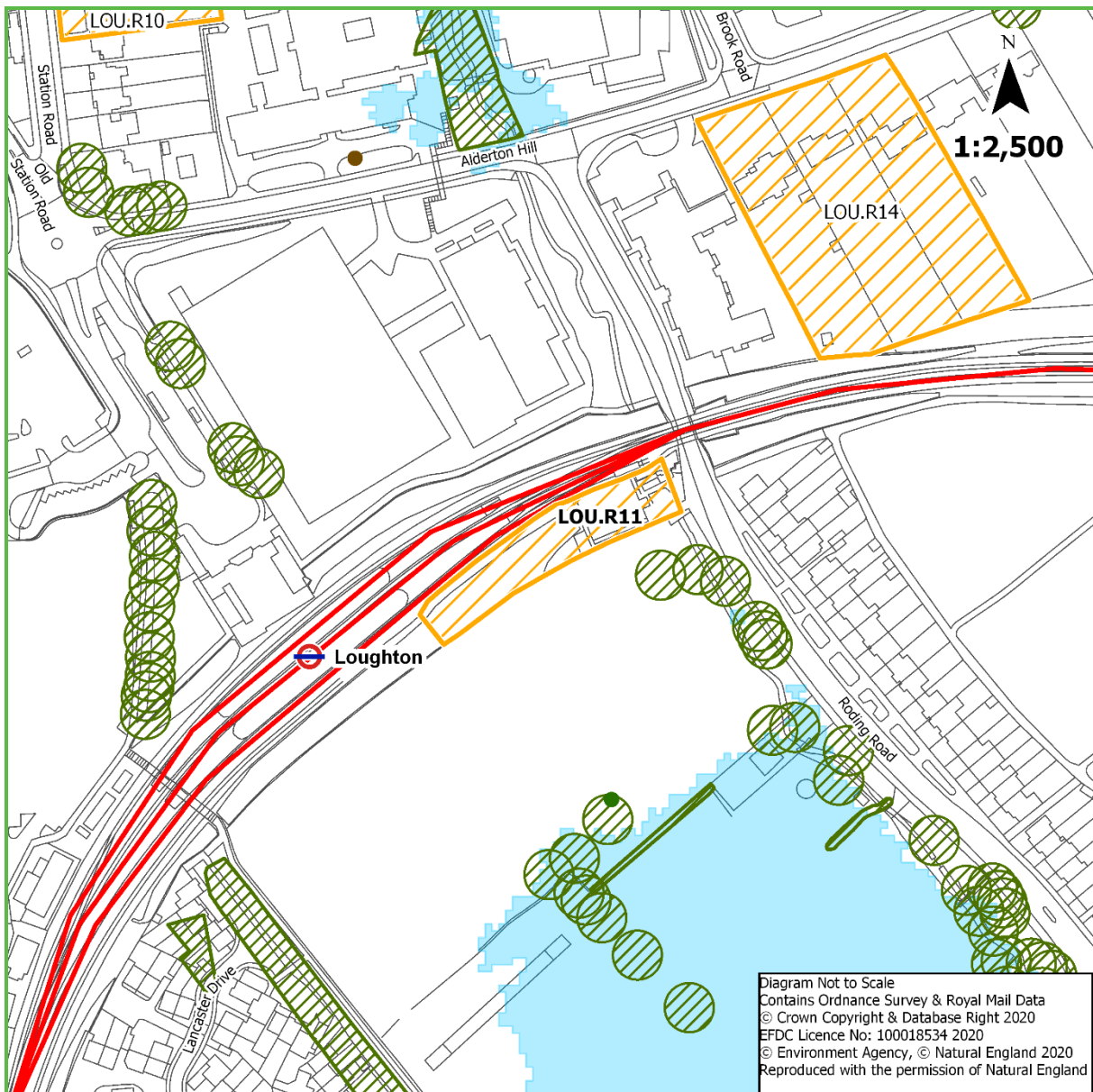
**LOU.R10 Land at Station Road**

**Site Specific Policy Requirements**

**Infrastructure**

- A. The site is located within 400 metres of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
  - (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

## LOU.R11 Land West of Roding Road



<b>Site Address:</b> Former Electricity Substation, Roding Road, Loughton, IG10 3ED		
<b>Settlement:</b> Loughton		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.19	<b>Site Description:</b> The site is a former Electricity Substation with associated greenfield land. It is bounded by the London Underground Central Line to the North, Roding Road to the East and greenfield land to West and South.
<b>Indicative Development Area (Ha)</b>	0.19	
<b>Indicative Net Density (DpH)</b>	51	
<b>Approximate Net Capacity (Dwellings)</b>	9	

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

## LOU.R11 Land West of Roding Road

### Site Specific Policy Requirements

#### Heritage

- A. Development may directly impact upon the locally listed Electricity Substation Transformer, located on the site. The Council requires development proposals to preserve the special architectural or historic interest of this Locally Listed Building on site through its retention and sensitive conversion. Proposals for new development to the rear of this building that may affect the setting of the heritage asset should preserve and wherever possible, enhance the asset's significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting. Development proposals should not include new additions to the front of the site which may obscure views of this Locally Listed Building from Roding Road.

#### On-site Constraints

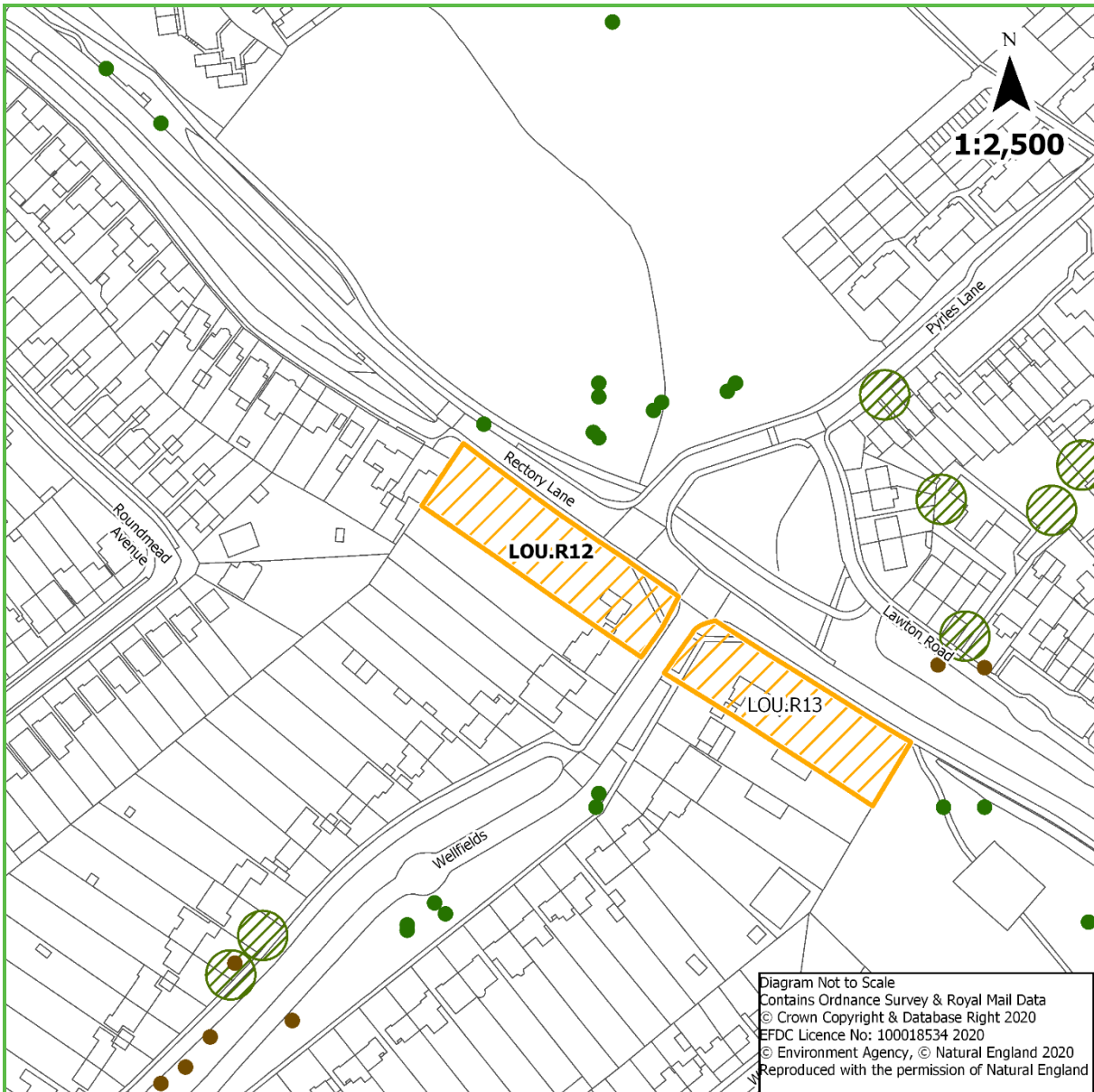
- B. The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should demonstrate that any identified noise impacts are mitigated through careful design and layout. Measures could include orientating built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.

#### Infrastructure

- C. The site is located within 400 metres of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
- (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.



## LOU.R12 Land at 63 Wellfields



<b>Site Address:</b> 63 Wellfields, Loughton, IG10 1PA		
<b>Settlement:</b> Loughton		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.26	<b>Site Description:</b> The site is a GP surgery and associated car park. It is bounded by Rectory Lane to the North, Wellfields to the East and residential development to the West and South.
<b>Indicative Development Area (Ha)</b>	0.26	
<b>Indicative Net Density (DpH)</b>	45	
<b>Approximate Net Capacity (Dwellings)</b>	10	

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

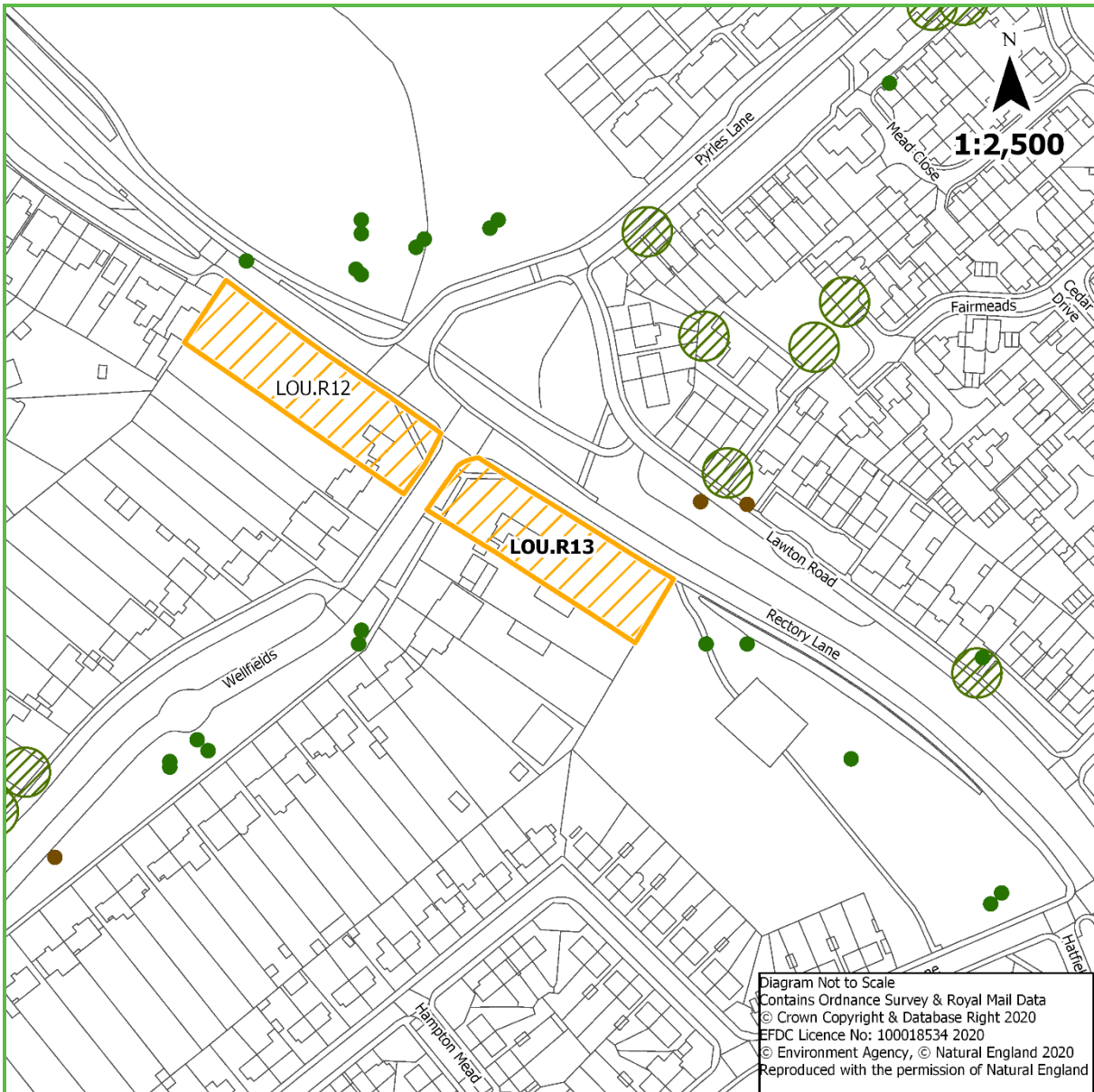
**LOU.R12 Land at 63 Wellfields**

**Site Specific Policy Requirements**

**Design**

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

## LOU.R13 Land at 70 Wellfields



<b>Site Address:</b> 70 Wellfields, Loughton, IG10 1NY		
<b>Settlement:</b> Loughton		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.23	<b>Site Description:</b> The site contains a dental practice and a residential dwelling. It is bounded by Rectory Lane to the West, Wellfields to the North and residential development to the East and South.
<b>Indicative Development Area (Ha)</b>	0.23	
<b>Indicative Net Density (DpH)</b>	34	
<b>Approximate Net Capacity (Dwellings)</b>	6	

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

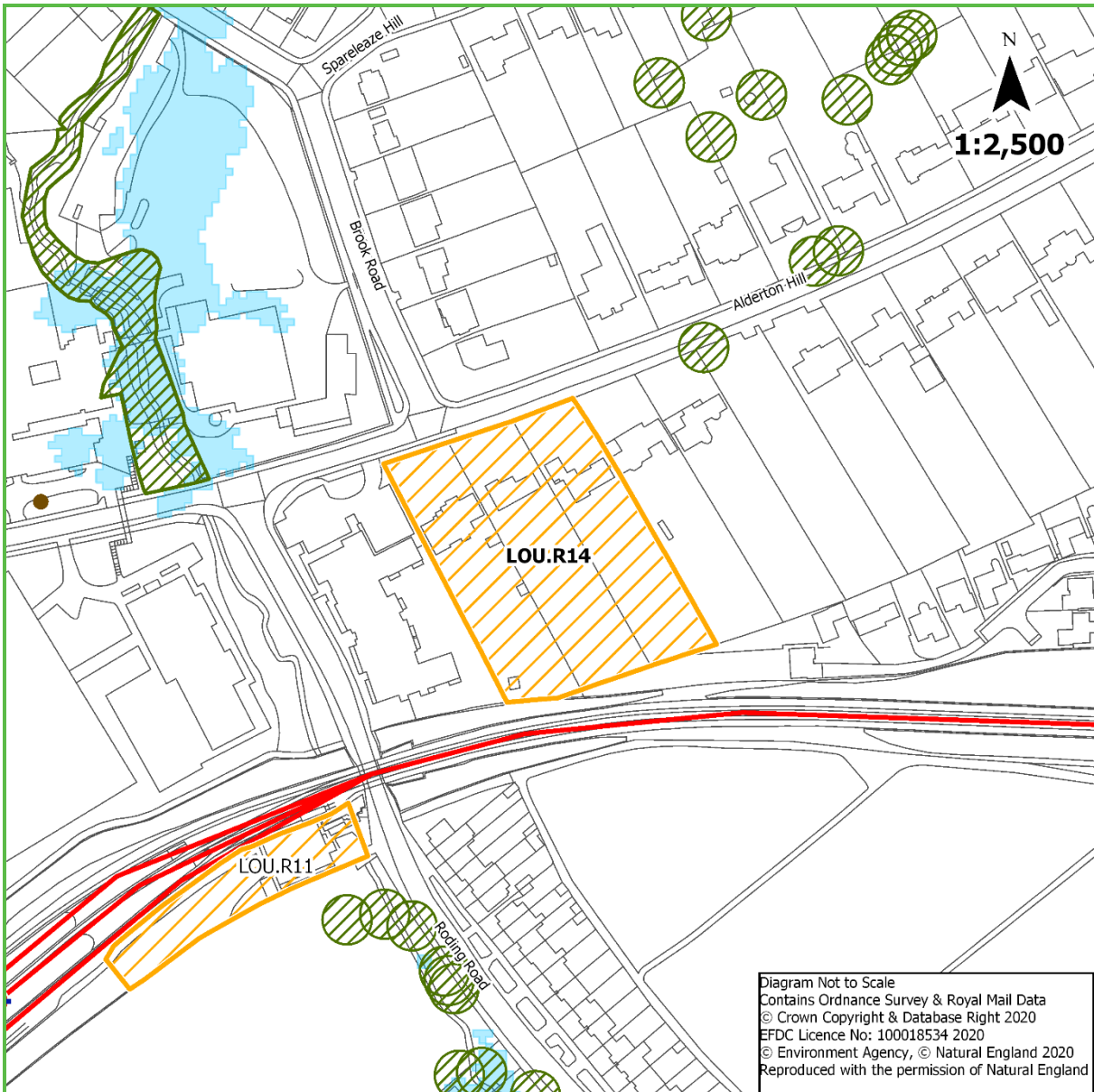
**LOU.R13 Land at 70 Wellfields**

**Site Specific Policy Requirements**

**Design**

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

## LOU.R14 Land at Alderton Hill



<b>Site Address:</b> 13, 15, 15a Alderton Hill, Loughton, IG10 3JD		
<b>Settlement:</b> Loughton		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.77	<b>Site Description:</b> The site comprises three residential dwellings. It is bounded by Alderton Hill to the North, residential development to the East and West, and the London Underground Central Line to the South.
<b>Indicative Development Area (Ha)</b>	0.77	
<b>Indicative Net Density (DpH)</b>	34	
<b>Approximate Net Capacity (Dwellings)</b>	19	

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

## LOU.R14 Land at Alderton Hill

### Site Specific Policy Requirements

#### Design

- A. The design of development proposals should demonstrate that they have taken into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials in order to avoid or mitigate detrimental impacts on the amenity of existing neighbouring properties resulting from the proposed development.

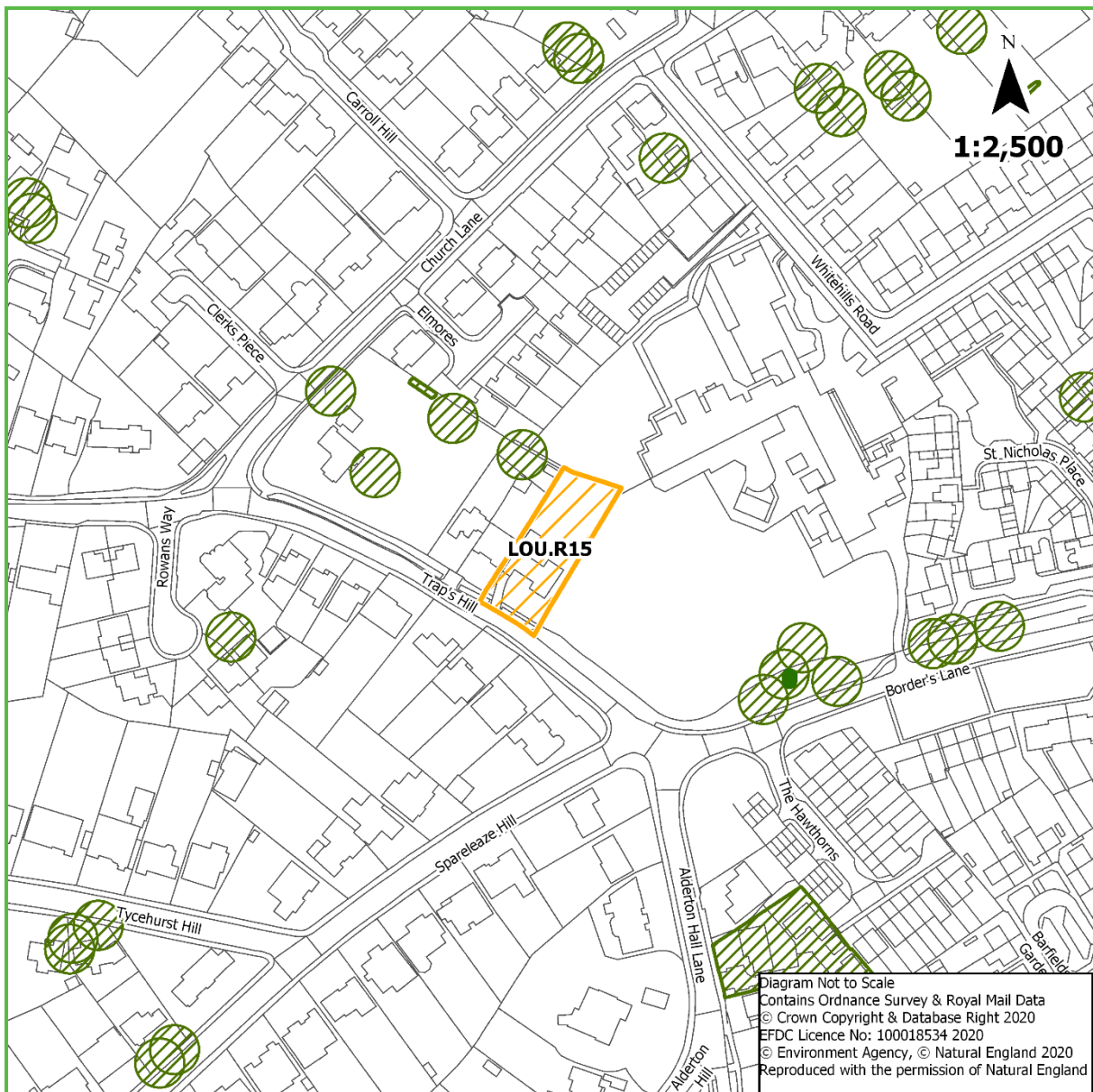
#### On-site Constraints

- B. The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should demonstrate that any identified noise impacts are mitigated through careful design and layout. Measures could include orientating built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.

#### Infrastructure

- C. The site is located within 400 metres of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
- (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

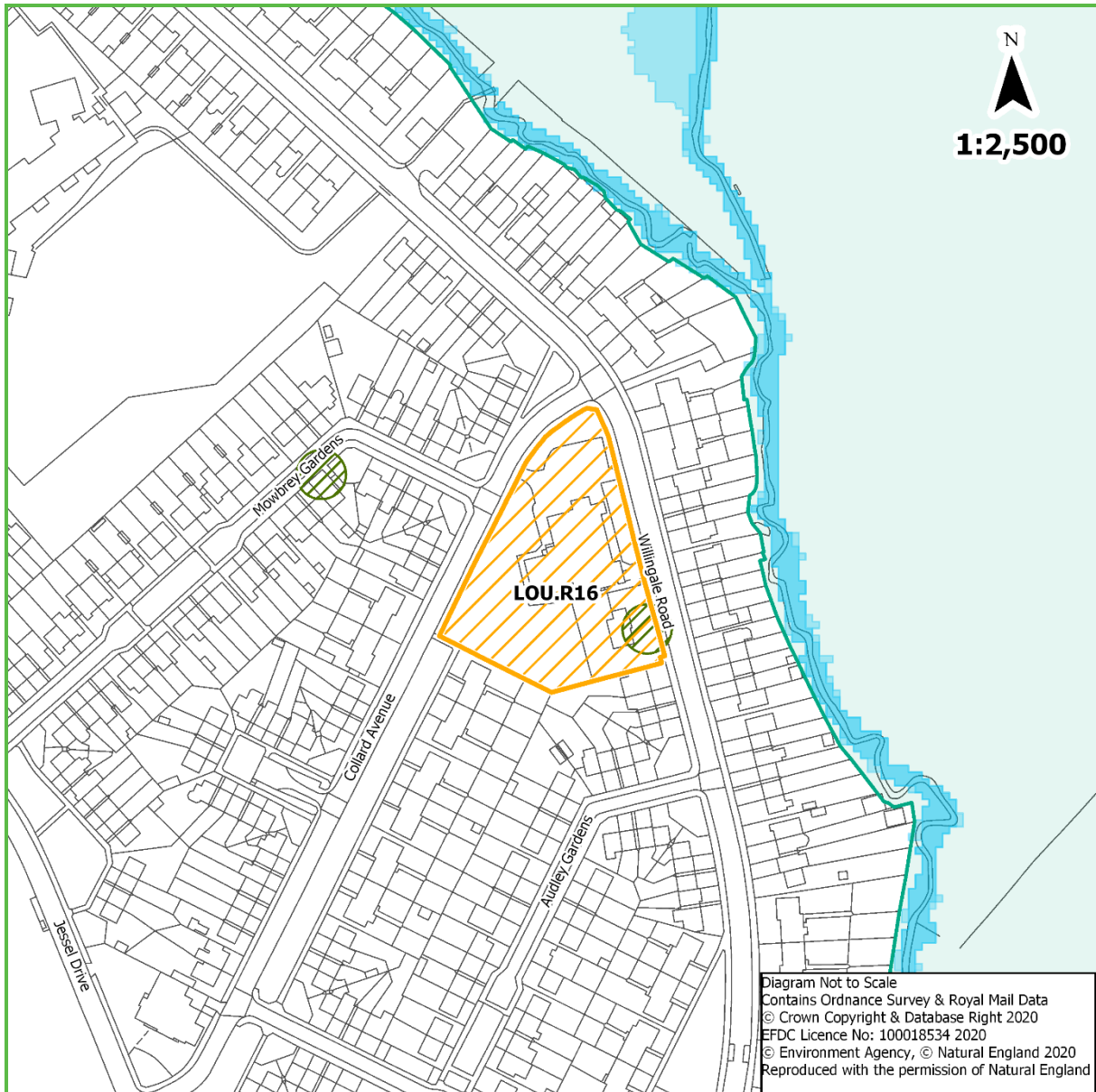
## LOU.R15 Land at Traps Hill



<b>Site Address:</b> 60 Traps Hill, Loughton, IG10 1TD	
<b>Settlement:</b> Loughton	<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.14
<b>Indicative Development Area (Ha)</b>	0.14
<b>Indicative Net Density (DpH)</b>	59
<b>Approximate Net Capacity (Dwellings)</b>	6
<b>Site Description:</b> The site comprises a residential dwelling. It is bounded by residential development to the West, Oak View School to the North and East and by Spareleaze Hill to the South. There are no site specific policy requirements for this site.	

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

## LOU.R16 St Thomas More RC Church



<b>Site Address:</b> St Thomas More RC Church and Presbytery, 106 Willingale Road, Loughton, IG10 2DA		
<b>Settlement:</b> Loughton		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.50	<b>Site Description:</b> The site contains a church with associated car park and garden. It is bounded by Willingale Road to the North and East, Collard Avenue to the West and residential development to the South.
<b>Indicative Development Area (Ha)</b>	0.50	
<b>Indicative Net Density (DpH)</b>	36	
<b>Approximate Net Capacity (Dwellings)</b>	18	

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



**LOU.R16 St Thomas More RC Church**

**Site Specific Policy Requirements**

**Trees**

- A. There is a tree in the South Eastern corner of the site which is protected by a Tree Preservation Order. 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 it within on-site open or amenity space.

**Design**

- B. Development proposals must incorporate on-site replacement of the existing D1 Use Class community use.

## LOU.R18 Land at High Beech Road



<b>Site Address:</b> 9-11 High Beech Road, Loughton, IG10 4BN		<b>Proposed Use:</b> Residential
<b>Settlement:</b> Loughton		<b>Site Description:</b> The site is offices and associated car parking. It is bounded by High Beech Road to the West and residential development to the North, East and South. Planning permission (ref EPF/0719/17) was granted for eight units on 5 June 2017.
<b>Size (Ha)</b>	0.06	
<b>Indicative Development Area (Ha)</b>	N/A	
<b>Indicative Net Density (DpH)</b>	N/A	
<b>Net Capacity (Dwellings)</b>	8	

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

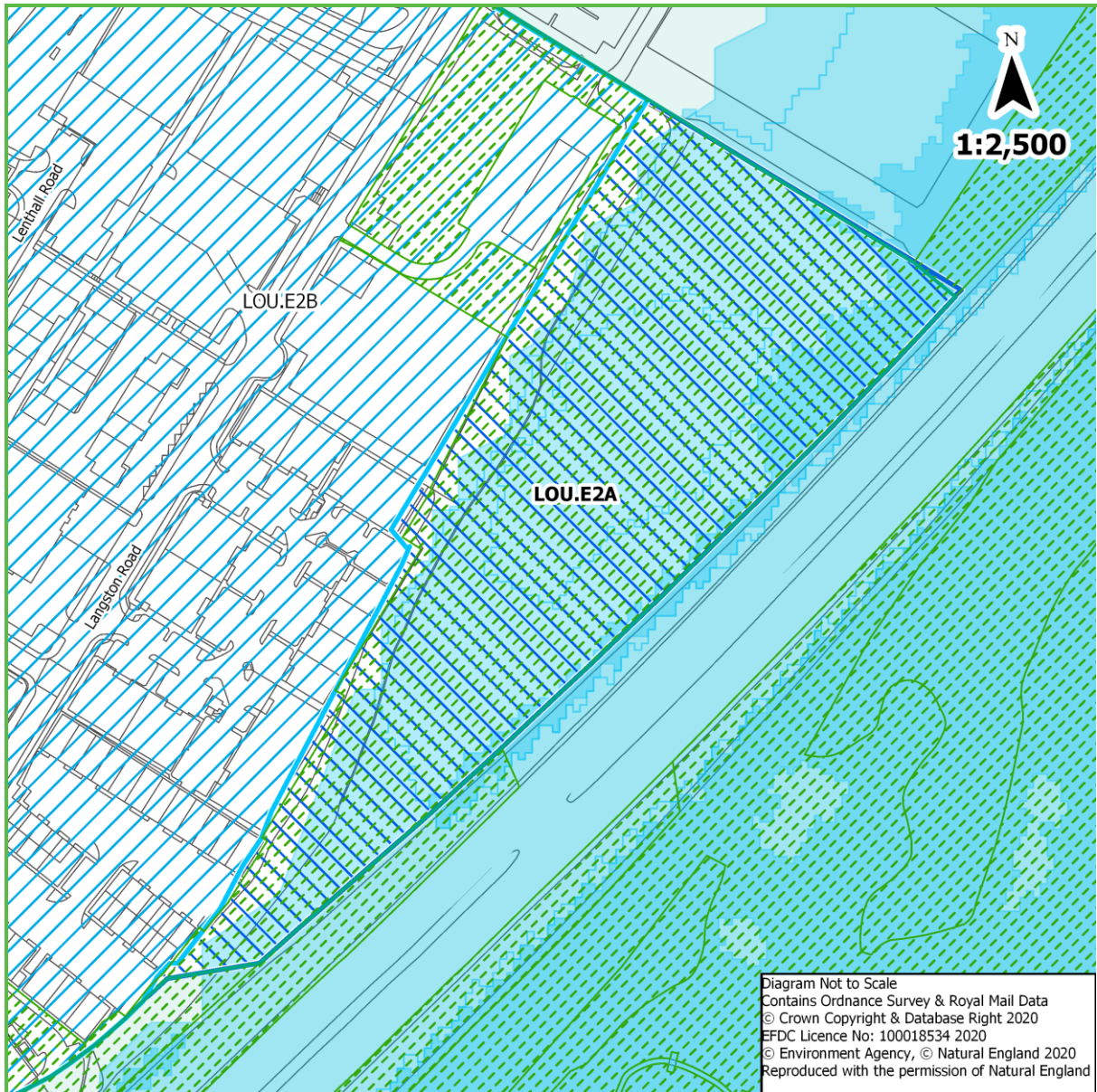
## LOU.R18 Land at High Beech Road

### Site Specific Policy Requirements

#### Infrastructure

- A. The site is adjacent to Loughton High Road Town Centre which is considered a sustainable location with good public transport accessibility. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
  - (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements;
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.
- B. Vehicular access to the site should be provided via the existing access on to Smart's Lane. The existing access to the site from High Beech Road should be removed. This should comprise removing the existing dropped kerb crossing and reinstating a full height kerb and footway reconstruction.

## LOU.E2A Land Adjacent to Langston Road Industrial Estate



<b>Site Address:</b> Langston Road Industrial Estate, Loughton, IG10 3DQ		<b>Proposed Use:</b> Employment	<b>B Use Class:</b> B2
<b>Settlement:</b> Loughton		<b>Site Description:</b> The site comprises greenfield land. It is bounded by the M11 to the South, a mix of office, industrial and retail uses to the North and West, and sports fields to the East. Further details on the employment designation for site LOU.E2B can be found in Section B.	
<b>Size (Ha)</b>	2.91		
<b>Indicative Development Area (Ha)</b>	1		

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

## LOU.E2A Land Adjacent to Langston Road Industrial Estate

### Site Specific Policy Requirements

#### Design

- A. It is anticipated that up to one hectare of employment land will come forward during the Plan period.

#### Ecology

- B. Development of the site is likely to directly affect a Priority Habitat and may indirectly affect adjacent Deciduous Woodland. Development proposals must seek to avoid, protect and enhance natural habitats and species, and should be subject to careful design and layout, which demonstrates how the loss of or any adverse impacts on the Priority Habitat have been minimised. They should also identify opportunities to provide compensatory Biodiversity Action Plan (BAP) habitat within the site, if required. Proposals should demonstrate that the potential for direct and indirect impacts on these sites of ecological importance has been assessed through a full survey and site assessment. Where adverse impacts of development proposals on the Priority Habitat and Deciduous Woodland are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.

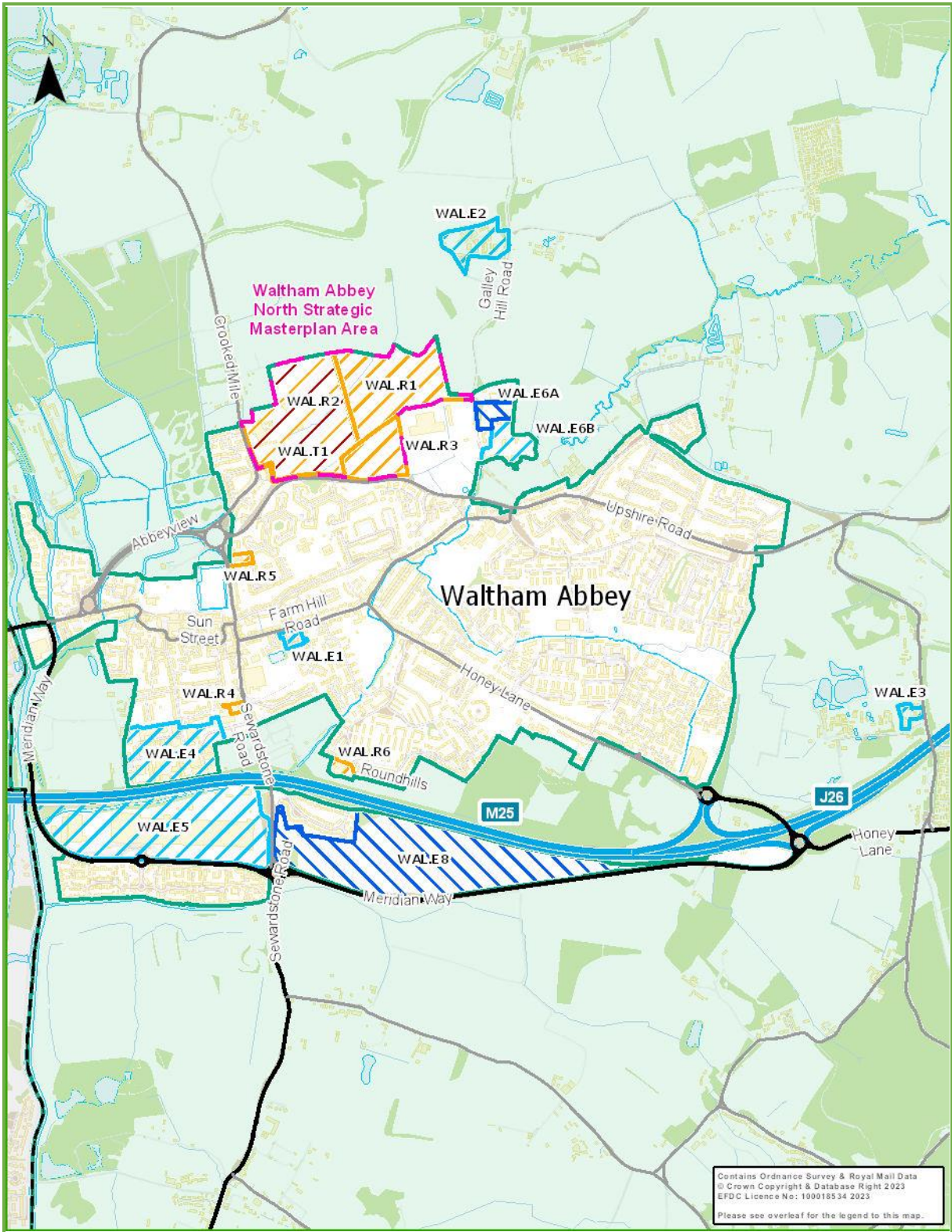
#### On-site Constraints

- C. The site is identified as being at risk of noise and air quality impacts due to its proximity to the M11 motorway. Development proposals should demonstrate that any identified noise and air quality impacts are mitigated through careful design and layout. Measures could include orientating built development away from areas most affected, providing planting and earthworks to provide screening, and/or ensuring noise-insulating building materials are used.

#### Infrastructure


































- D. A new vehicular access will need to be created from Langston Road to service the proposed development. The new access will require third-party land which is outside the boundary of the site allocation.

# Waltham Abbey



Note: The employment designations identified in this map are detailed in Part Two: Section B. The Strategic Masterplan Area is detailed in Part One of the Local Plan.

## Legend

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

## Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

## Residential Site Allocations

WAL.R4 Fire Station at Stewardstone Road

WAL.R5 Waltham Abbey Community Centre

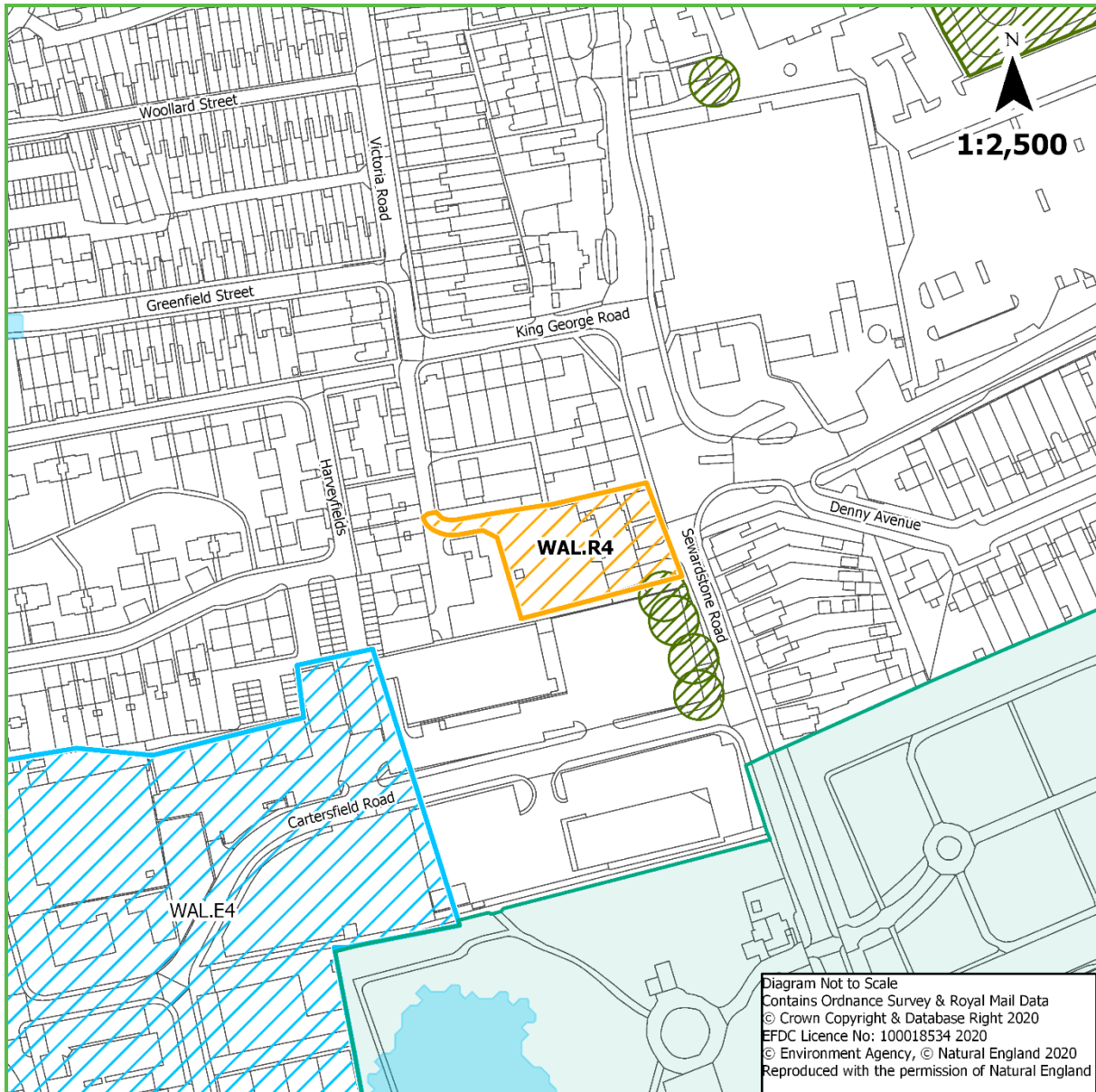
WAL.R6 Land at Roundhills

## Employment Site Allocations

WAL.E6A Land Adjacent to Galley Hill Road Industrial Estate

WAL.E8 Land North of A121

## WAL.R4 Fire Station at Sewardstone Road



<b>Site Address:</b> Sewardstone Road, Waltham Abbey, EN9 1PA		
<b>Settlement:</b> Waltham Abbey		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.24	<b>Site Description:</b> 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.
<b>Indicative Development Area (Ha)</b>	0.24	
<b>Indicative Net Density (DpH)</b>	68	
<b>Approximate Net Capacity (Dwellings)</b>	16	

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



## WAL.R4 Fire Station at Sewardstone Road

### Site Specific Policy Requirements

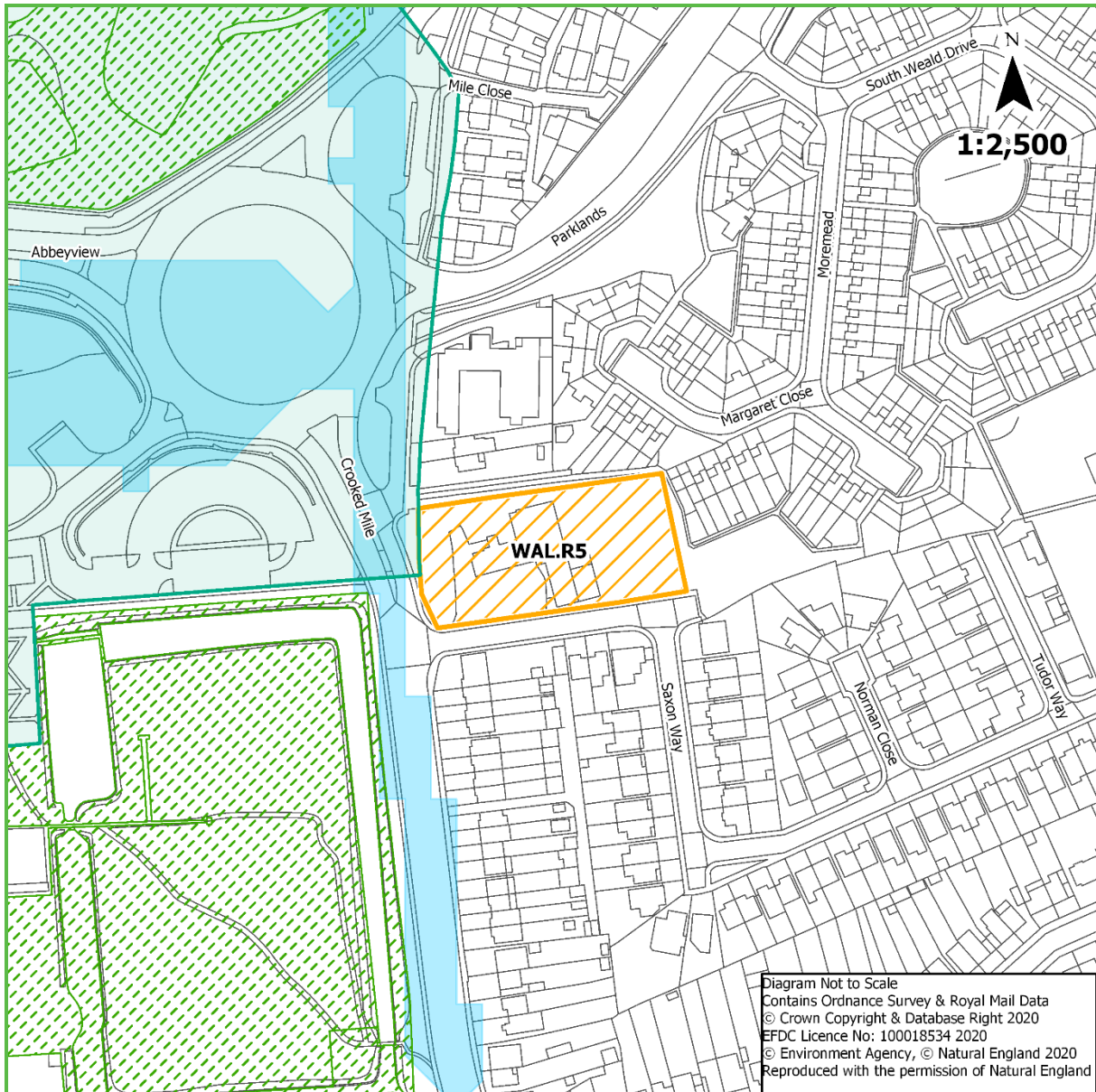
#### Heritage

- A. The site is adjacent to the Waltham Abbey Conservation Area, which is on the National Heritage at Risk Register. Development proposals should preserve or enhance the setting of the Conservation Area, including views into and out of it. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area.

#### On-site Constraints

- B. Vehicular access to the site should be limited to the existing access from King George Road. Development proposals should demonstrate that they have assessed the need for this existing access to be upgraded. This is to ensure a safe access point is provided which has sufficient capacity for the development it serves. If necessary, any planning application should incorporate details of any upgrades required to the access.

## WAL.R5 Waltham Abbey Community Centre



**Site Address:** Saxon Way, Waltham Abbey, EN9 1QD

**Settlement:** Waltham Abbey

**Proposed Use:** Residential

**Size (Ha)** 0.44

**Indicative Development Area (Ha)** 0.40

**Indicative Net Density (DpH)** 129

**Approximate Net Capacity (Dwellings)** 53

**Site Description:**

The site is a community centre. It is bounded by Saxon Way to the South, Crooked Mile to the West and residential development to the North and East.

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

## WAL.R5 Waltham Abbey Community Centre

### Site Specific Policy Requirements

#### Ecology

- A. Development of the site may indirectly affect the following sites of ecological importance: Cornmill Stream and Old River Lea Site of Special Scientific Interest (SSSI), nearby Deciduous Woodland Priority Habitat and Priority Habitats with no main features. Development proposals should demonstrate that they have assessed any impacts of the proposal on these sites of ecological importance in accordance with the requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the sites of ecological importance; where such adverse impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.
- B. Consultation should be undertaken with Natural England to assess the impacts of development with respect to the Cornmill Stream and Old River Lea SSSI. Development proposals should make provision for any avoidance and mitigation measures to address any impacts on this nationally important habitat.

#### Design

- C. Development proposals must incorporate on-site community centre provision at ground floor level.
- D. Development proposals for this site should be considered and informed by the Quality Review Panel.

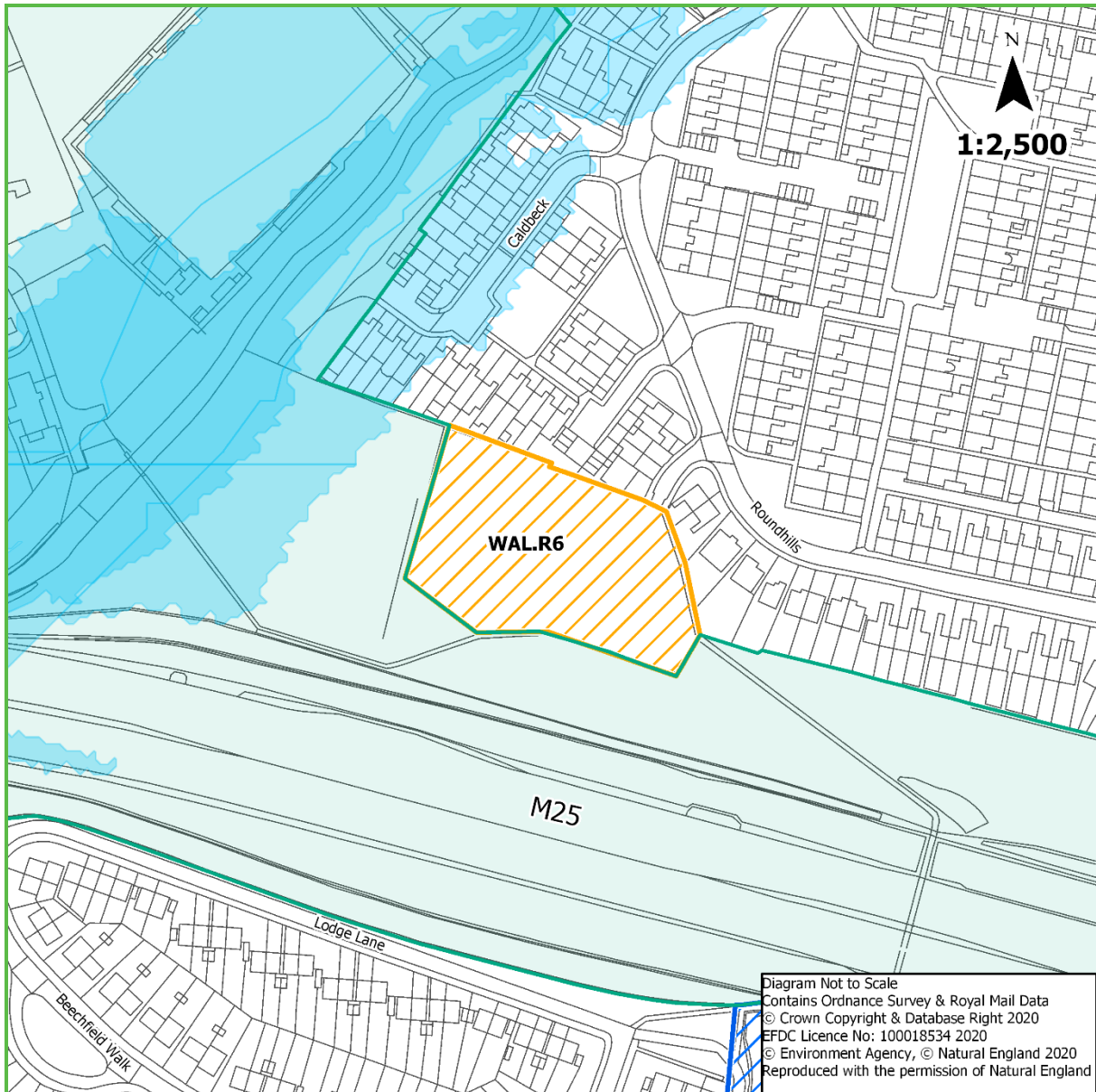
#### Heritage

- E. The site is adjacent to the Waltham Abbey Conservation Area, which is on the National Heritage at Risk Register. Development proposals should preserve or enhance the setting including views into and out of the Conservation Area. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area.

#### Infrastructure

- F. Development proposals should incorporate the re-provision of the existing number of parking spaces for users of the community centre in the development. Such parking spaces should be integrated into the development through careful design and layout, which may include basement or undercroft parking.
- G. The site is identified as being within Waltham Abbey District Centre which is considered a sustainable location with good public transport accessibility. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
  - (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

## WAL.R6 Land at Roundhills



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

**Settlement:** Waltham Abbey

**Proposed Use:** Residential

**Size (Ha)** 0.60

**Site Description:**

**Indicative Development Area (Ha)** 0.60

The site is a former 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.

**Indicative Net Density (DpH)** 45

**Approximate Net Capacity (Dwellings)** 27

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

## WAL.R6 Land at Roundhills

### Site Specific Policy Requirements

#### Design

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

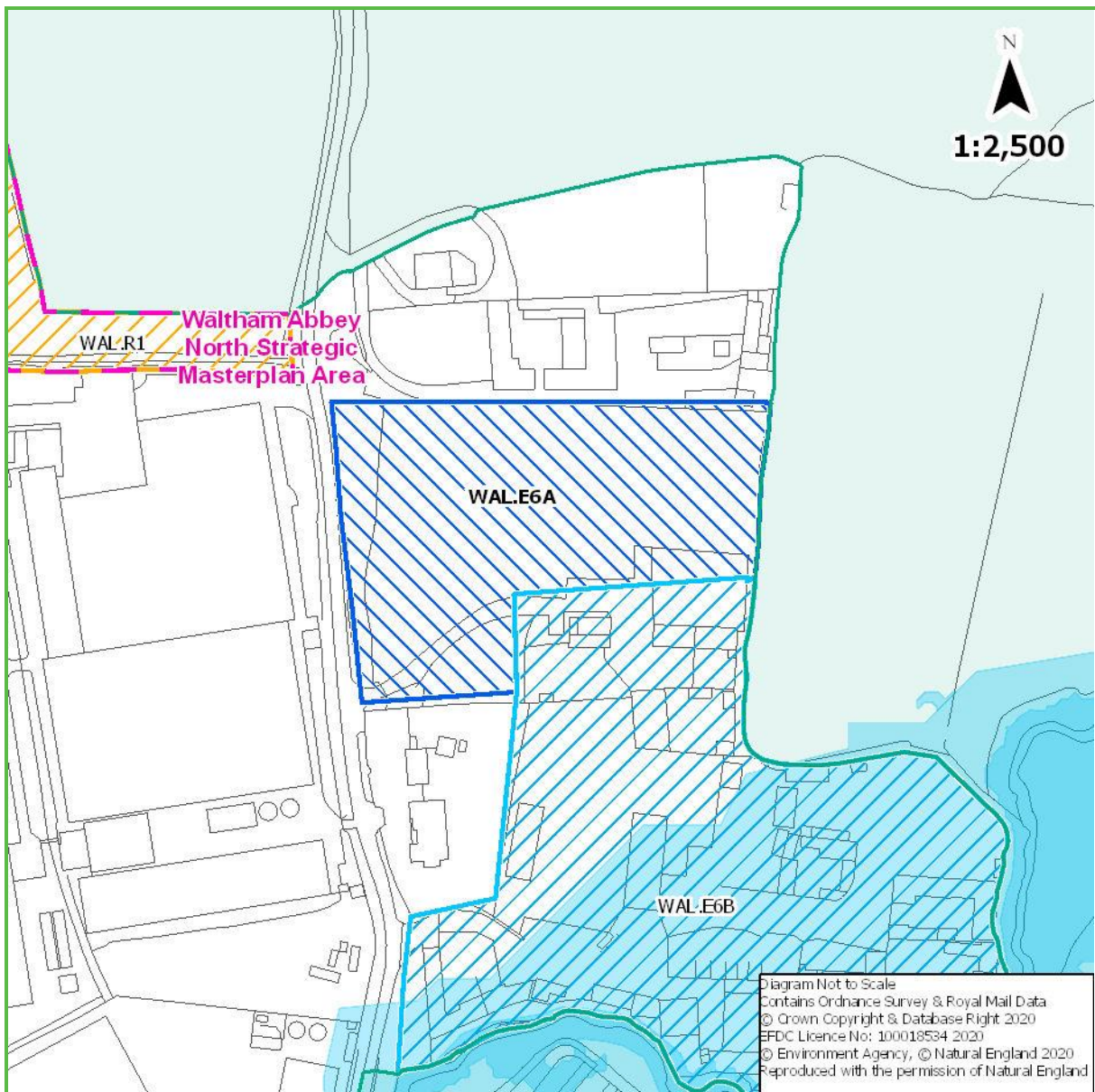
#### On-site Constraints

- B. 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 demonstrate that any identified noise and air quality impacts are mitigated through careful design and layout. Measures 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

- C. 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.E6A Land Adjacent to Galley Hill Road Industrial Estate



<b>Site Address:</b> Galley Hill Road, Waltham Abbey, EN9 2AG		<b>Proposed Use:</b> Employment	<b>B Use Class:</b> B2/B8
<b>Settlement:</b> Waltham Abbey			
<b>Size (Ha)</b>	1.28	<b>Site Description:</b> The site comprises greenfield land. It is bounded by industrial uses to the North, Galley Hill Road to the West, industrial uses to the South and agricultural land to the East. Further details on the employment designation for site WAL.E6B can be found in Section B.	
<b>Indicative Development Area (Ha)</b>	1.28		

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

## WAL.E6A Land Adjacent to Galley Hill Road Industrial Estate

### Site Specific Policy Requirements

#### Design

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

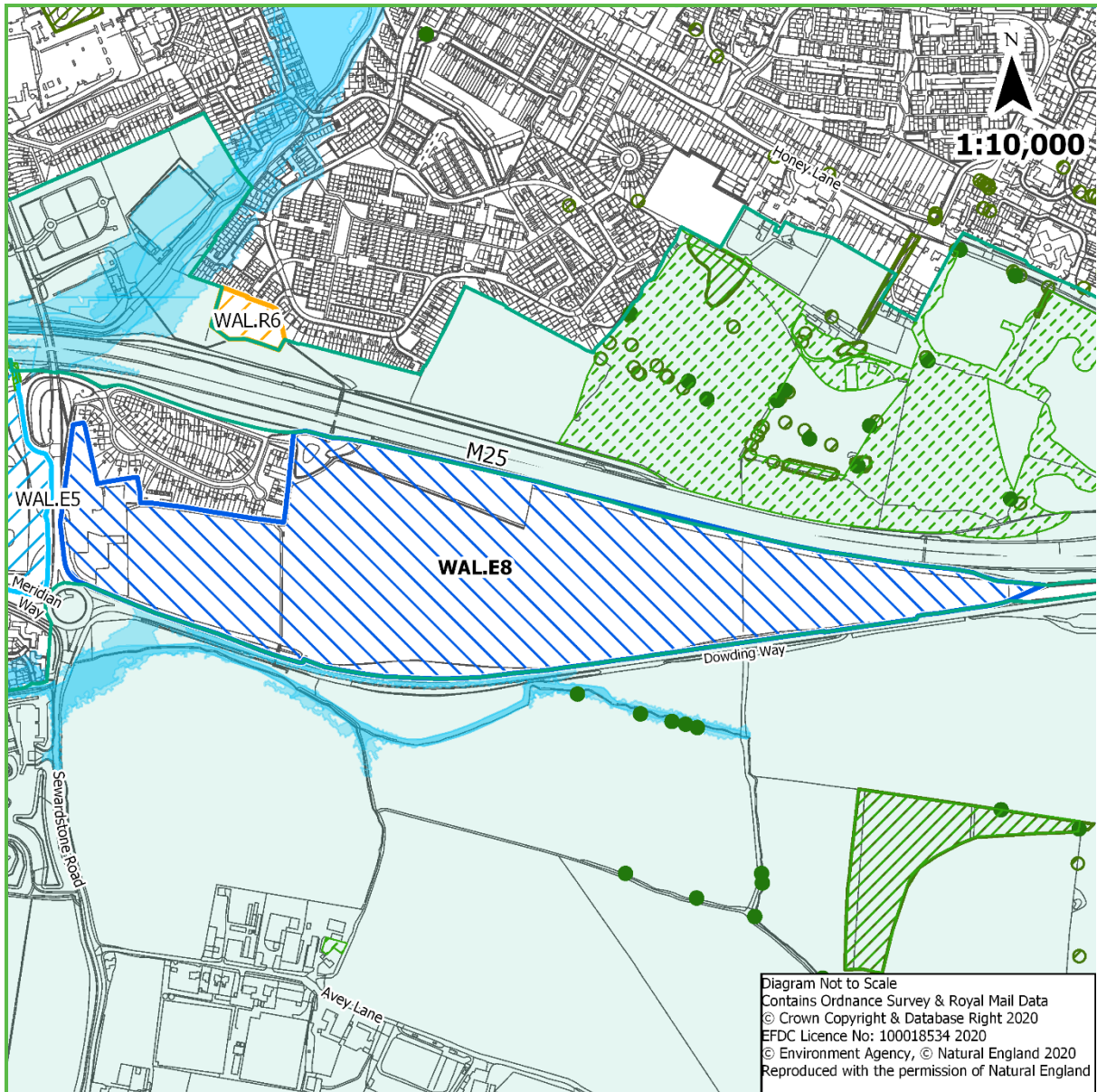
#### Infrastructure

- B. 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 Area.

#### Green Belt Boundary

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

## WAL.E8 Land North of A121



<b>Site Address:</b> Dowding Way, Waltham Abbey, EN9 3AA	
<b>Settlement:</b> Waltham Abbey	<b>Proposed Use:</b> Employment <b>B Use Class:</b> B2/B8/ light industrial (within Use Class E)
<b>Size (Ha)</b>	25.95
<b>Indicative Development Area (Ha)</b>	10
	<b>Site Description:</b> 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.

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



## WAL.E8 Land North of A121

### Site Specific Policy Requirements

#### Design

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

#### On-site Constraints

- C. 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 ensure that no permanent structures are built over or under this pipeline. Careful consideration should be given to the design and layout of the proposals and if sensitive Land Use Types are proposed they should accord with the requirements set out in the HSE's Land Use Planning Methodology.
- D. 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 demonstrate that any identified noise and air quality impacts are mitigated through careful design and layout. Measures 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.
- E. 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 Western part of the site.
- F. The site includes an existing Public Right of Way, which is located to the West of Beechfield Walk and connects Parklands and Mile Close to Halley Hill Road and Galley Hill Wood. It runs North to South across the site. This connection should be retained as part of the development. Development proposals should seek to and be integrated within the development layout. Where possible, development proposals should seek to improve connectivity with the wider network including 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 of a wide range of users.

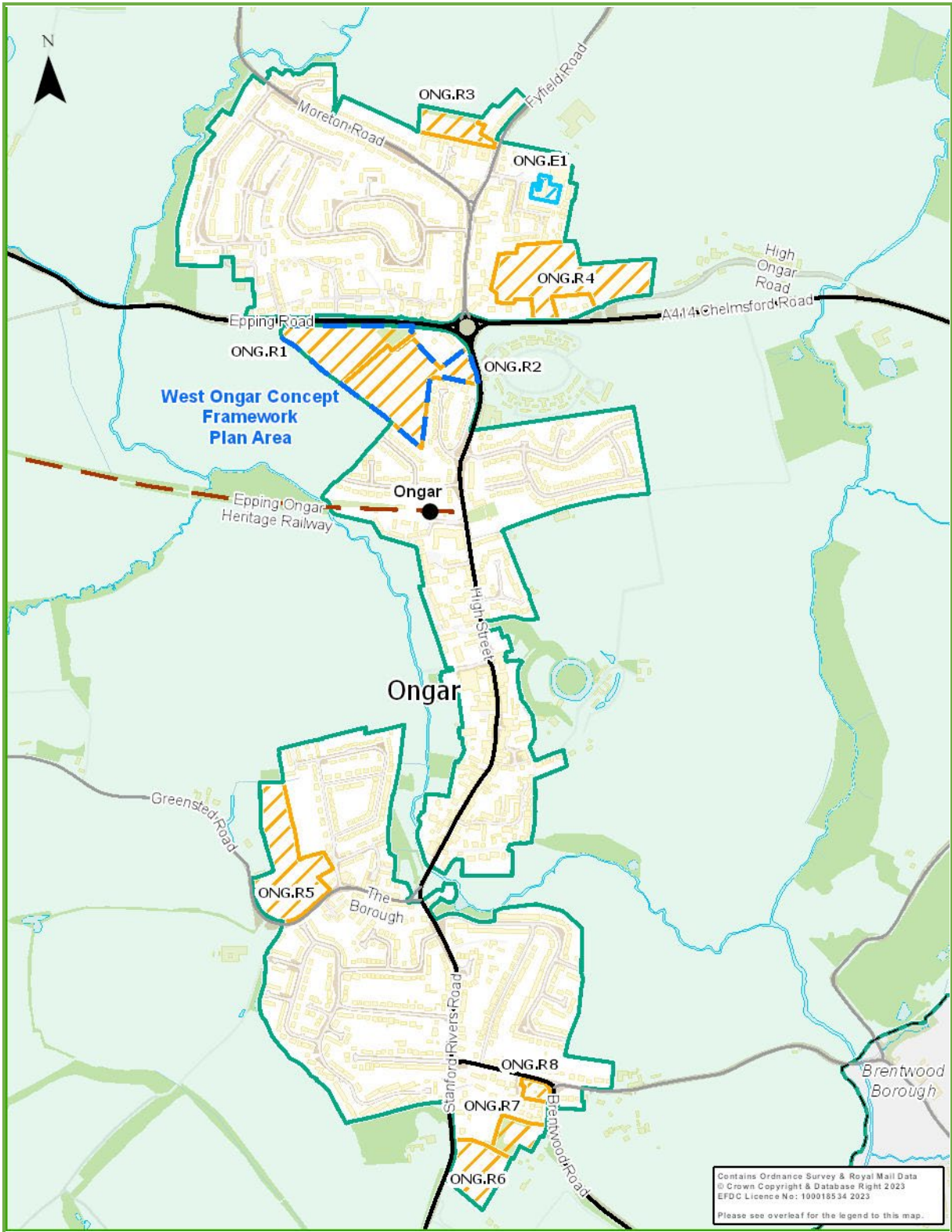
#### Infrastructure

- G. Development proposals for ten hectares of employment land are likely to generate a significant number of vehicular movements 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 include opportunities to improve public transport to the site.
- H. 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. Development proposals are also likely to generate a significant number of heavy goods vehicle (HGV) movements. Consequently, any planning application will need to be supported by a Routing Management Plan which should demonstrate how HGVs will be managed to:
  - (i) avoid unacceptable impacts on highway safety or severe residual cumulative impacts on the road network;
  - (ii) ensure no material harm would be caused to the amenity of local residents including at the Beechfield Walk/Lodge Lane development; and
  - (iii) avoid any adverse impact on the integrity of the Epping Forest Special Area of Conservation
- I. As part of any planning application, the Council requires the following matters to be addressed:

**WAL.E8 Land North of A121**

- (i) the extent of contributions to be made for improvement works to Junction 26 of the M25/Southern roundabout with A121 Honey Lane/Dowding Way or other local and strategic highway improvement schemes as appropriate; and
- (ii) 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 and a connection from the site to Roundhills over the M25.

# Ongar



Note: The employment designation identified in this map is detailed in Part Two: Section B.

## Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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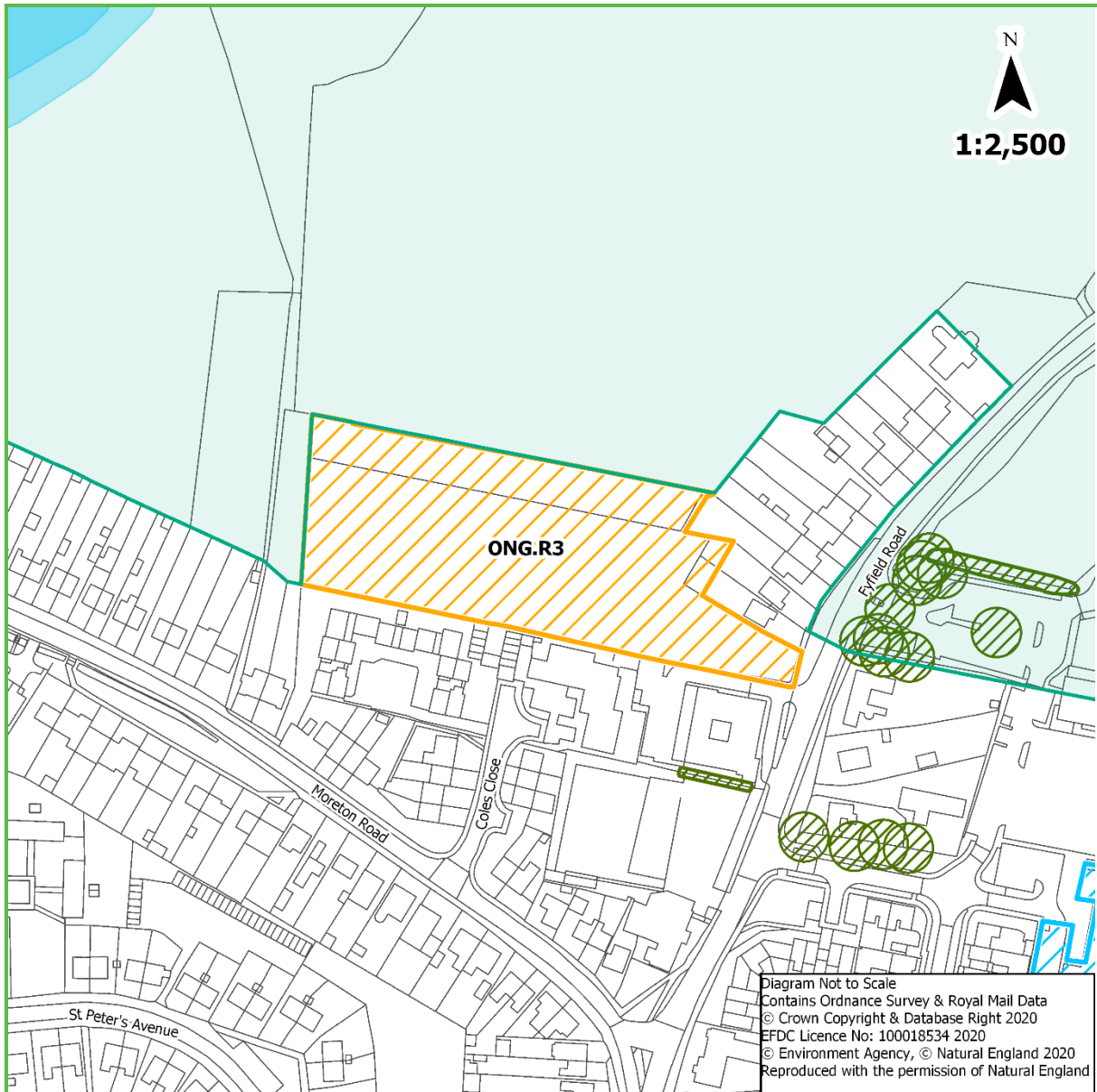
## Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

## Residential Site Allocations

ONG.R3 Land at Fyfield Road
ONG.R4 Land North of Chelmsford Road
ONG.R5 Land at Greensted Road
ONG.R6 Land Between Stanford Rivers Road and Brentwood Road
ONG.R7 Land South of Hunters Chase and West of Brentwood Road
ONG.R8 The Stag Pub
West Ongar Concept Framework Plan

## ONG.R3 Land at Fyfield Road



<b>Site Address:</b> Land at Fyfield Road, Ongar, CM5 0AY		
<b>Settlement:</b> Ongar		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	1	<b>Site Description:</b> 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.
<b>Indicative Development Area (Ha)</b>	0.80	
<b>Indicative Net Density (DpH)</b>	34	
<b>Approximate Net Capacity (Dwellings)</b>	27	

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

## ONG.R3 Land at Fyfield Road

### Site Specific Policy Requirements

#### Design

- A. Development proposals should demonstrate that they have taken into consideration the amenity provided by the existing trees and dense vegetation on the site. They should seek to minimise impacts upon and in particular the loss of trees including through sensitive layout, limiting the extent of development and through sensitive construction methods. 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.

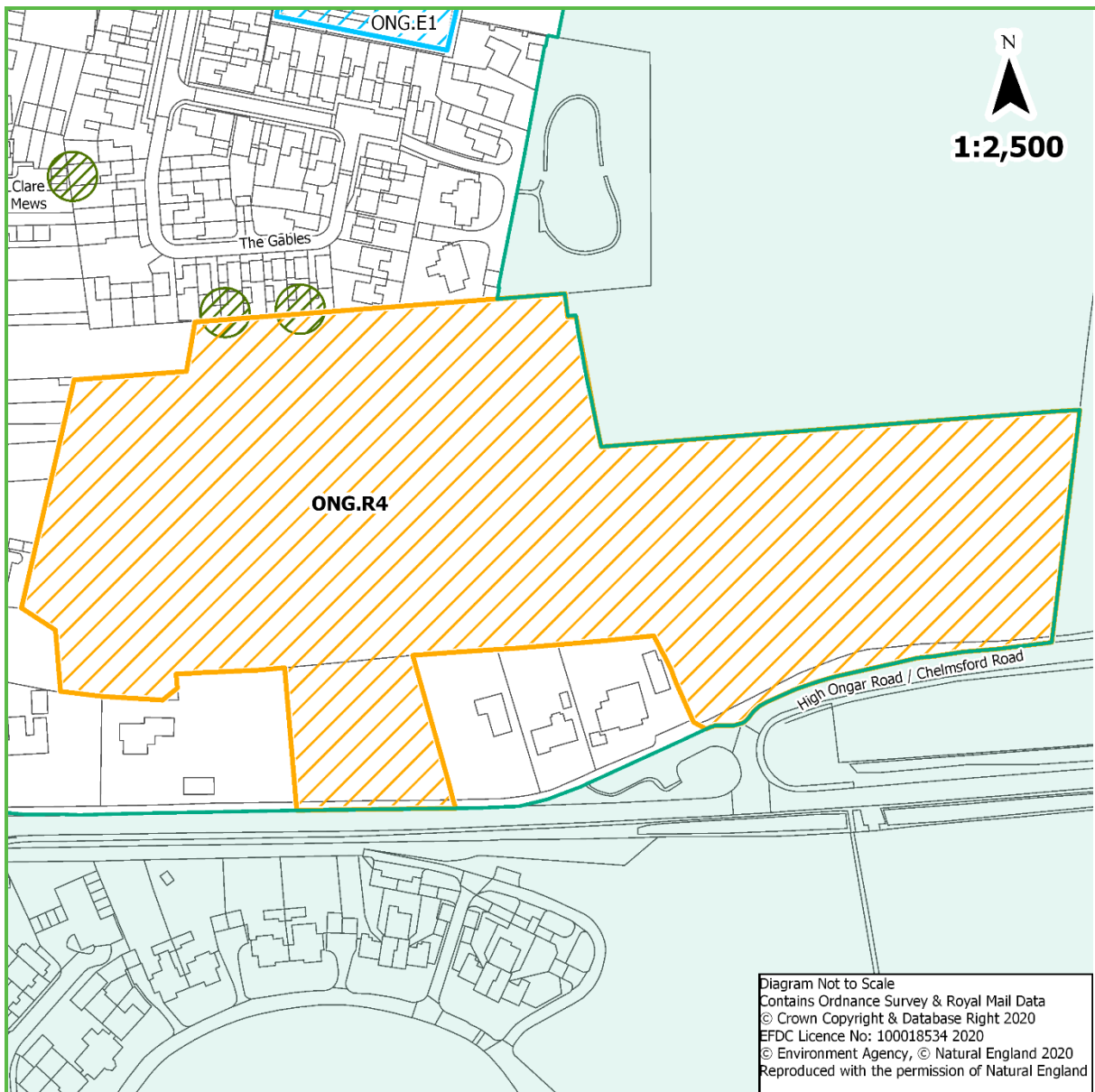
#### On-site Constraints

- B. 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 to ensure safe access from the highway network.
- C. There is an existing Public Right of Way to the Western boundary of the site which connects Moreton Road with the wider footpath network to the North. Development proposals should include a direct connection to this Public Right of Way from the Western boundary of the site for pedestrians to provide a walking link to Moreton Road. 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

- D. 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, CM5 9LX

<b>Settlement:</b> Ongar		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	4.30	<b>Site Description:</b> 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 East.
<b>Indicative Development Area (Ha)</b>	4.28	
<b>Indicative Net Density (DpH)</b>	43	
<b>Approximate Net Capacity (Dwellings)</b>	163	

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

## ONG.R4 Land North of Chelmsford Road

### Site Specific Policy Requirements

#### Trees

- A. There are two trees on the Northern boundary of the site which are protected by Tree Preservation Orders. 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.

#### Design

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

#### Landscape Character

- C. 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

- D. Development may impact upon the setting of the Grade II listed Wantz Farmhouse, located to the South of the site. Proposals, in particular relating to the South Western part of the site, that may affect the setting of this heritage asset should preserve and wherever possible enhance the asset's significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting. Development proposals should incorporate adequate screening between the new development and the heritage asset.
- E. The site is adjacent to the Great Stony School Conservation Area which is located to the South, to the opposite side of Chelmsford Road. 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. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area.

#### On-site Constraints

- F. Development proposals should create a new vehicular access for the site from High Ongar Road. This is to ensure a safe access point is provided which has sufficient capacity for the development it serves.

#### Infrastructure

- G. Any planning application should be accompanied by 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.
- H. The Movement Strategy should be developed and agreed with the site promoters of the West Ongar Concept Framework Plan Area prior to the determination of any planning application.
- I. The Movement Strategy should address the following matters:
- (i) the need for any highways upgrades to the A414 Four Wantz Junction, which should be agreed with Essex County Council;
  - (ii) pedestrian and cycling routes between sites ONG.R1, ONG.R2 and ONG.R4, Ongar 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.
- J. Any planning application should make provision for the delivery of any on-site and off-site works identified in the Movement Strategy as part of the development or make contributions to the 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



## ONG.R4 Land North of Chelmsford Road

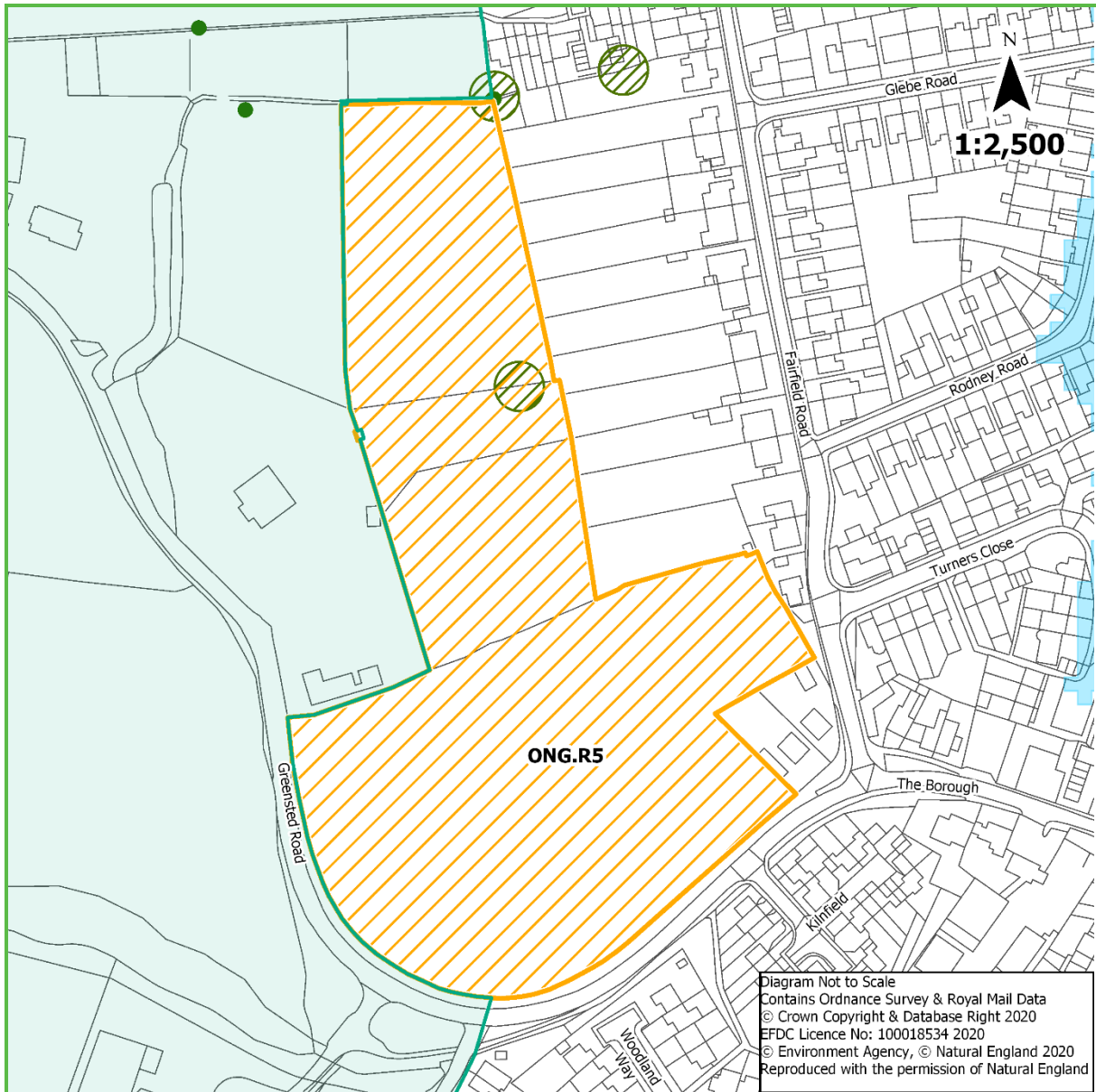
### Site Specific Policy Requirements

any on-site and off-site infrastructure is provided 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

- K. 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



<b>Site Address:</b> Land at Greensted Road, Ongar, CM5 9HJ		
<b>Settlement:</b> Ongar		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	3.32	<b>Site Description:</b> The site is greenfield land. It is bounded by residential dwellings and associated gardens to the East, scrubland/agricultural land to the North and North West, a detached residential dwelling and associated garden to the West and Greensted Road to the South and South West.
<b>Indicative Development Area (Ha)</b>	3.32	
<b>Indicative Net Density (DpH)</b>	36	
<b>Approximate Net Capacity (Dwellings)</b>	107	

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

## ONG.R5 Land at Greensted Road

### Site Specific Policy Requirements

#### Trees

- A. There is a tree within the site which is protected by a Tree Preservation Order, and there is an Ancient and Veteran tree on the North Eastern boundary of the site which is also 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.

#### Design

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

#### Landscape Character

- C. 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

- D. Development may impact upon the setting of the Grade II listed The Rectory, located to the West of the site. Proposals that may affect the setting of this heritage asset should preserve and wherever possible enhance the asset's significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting.

#### On-site Constraints

- E. 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. Careful consideration should also be given to the design and layout of development proposals. Consultation with National Grid may be required to identify additional site specific requirements.

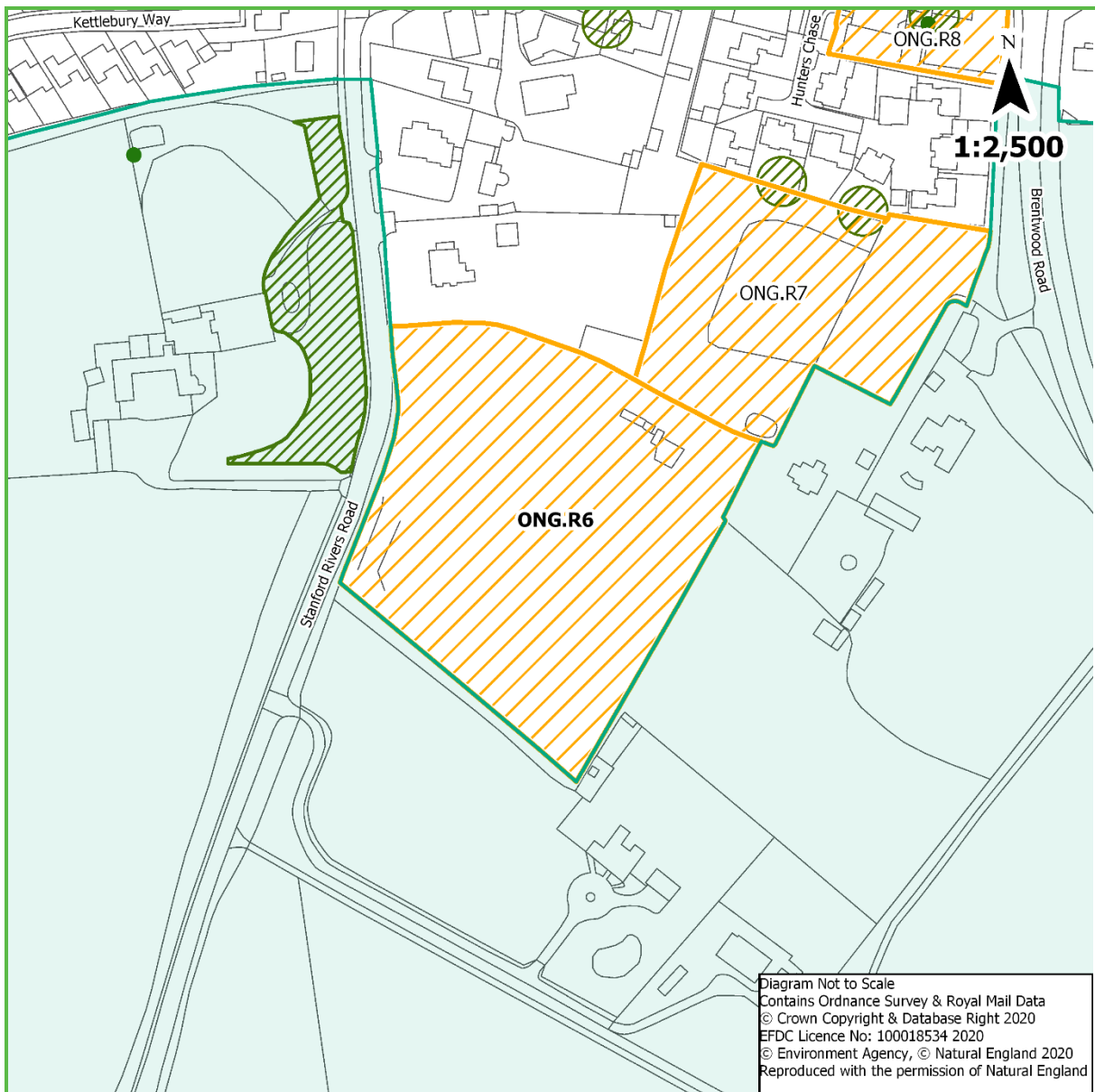
#### Infrastructure

- F. Development proposals should create a new vehicular access for the site from Greensted Road. In designing the new vehicular access for this site, development proposals should consider how it would interact with the existing vehicular access to the Chipping Ongar Primary School and existing traffic congestion experienced during peak travel hours. In addition, 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.

#### Green Belt Boundary

- G. 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



<b>Site Address:</b> Stanford Rivers Road, Ongar, CM5 9BT		
<b>Settlement:</b> Ongar		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	1.53	<b>Site Description:</b> 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.
<b>Indicative Development Area (Ha)</b>	1.50	
<b>Indicative Net Density (DpH)</b>	25	
<b>Approximate Net Capacity (Dwellings)</b>	33	

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

**ONG.R6 Land between Stanford Rivers Road and Brentwood Road**

**Site Specific Policy Requirements**

**Ecology**

- A. Development of the site may indirectly affect a nearby Wood Pasture and Parkland Priority Habitat. Development proposals should demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Woodland Pasture and Parkland Priority Habitat; where such impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.

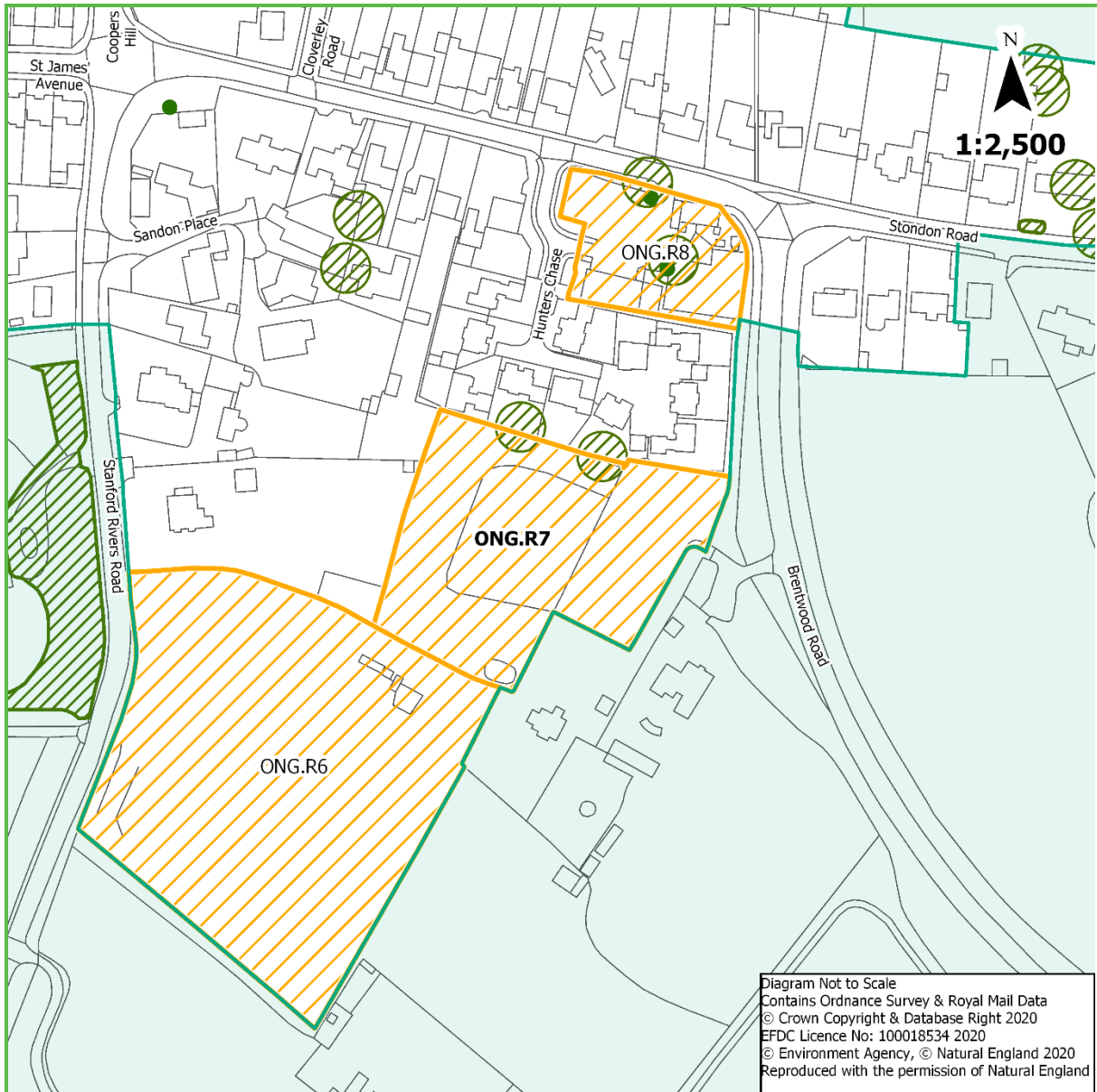
**Heritage**

- B. Development may impact upon the settings of the Grade II\* listed Marden Ash House and Grade II listed Dyers, located to the West and North of the site. Proposals that may affect the setting of this heritage asset should preserve and wherever possible enhance the asset's significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting.

**Green Belt Boundary**

- C. 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:** Land at Brentwood Road, Ongar, CM5 9DQ

**Settlement:** Ongar

**Proposed Use:** Residential

**Size (Ha)** 0.80

**Site Description:**

**Indicative Development Area (Ha)** 0.80

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

**Indicative Net Density (DpH)** 23

**Approximate Net Capacity (Dwellings)** 17

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

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

### Site Specific Policy Requirements

#### Trees

- A. There are two trees on the Northern boundary of the site which are protected by Tree Preservation Orders. 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 the trees within on-site open or amenity space.
- B. Development proposals should take into consideration the amenity provided by the existing trees and hedgerows on the site. They should seek to minimise their loss including through sensitive layout.

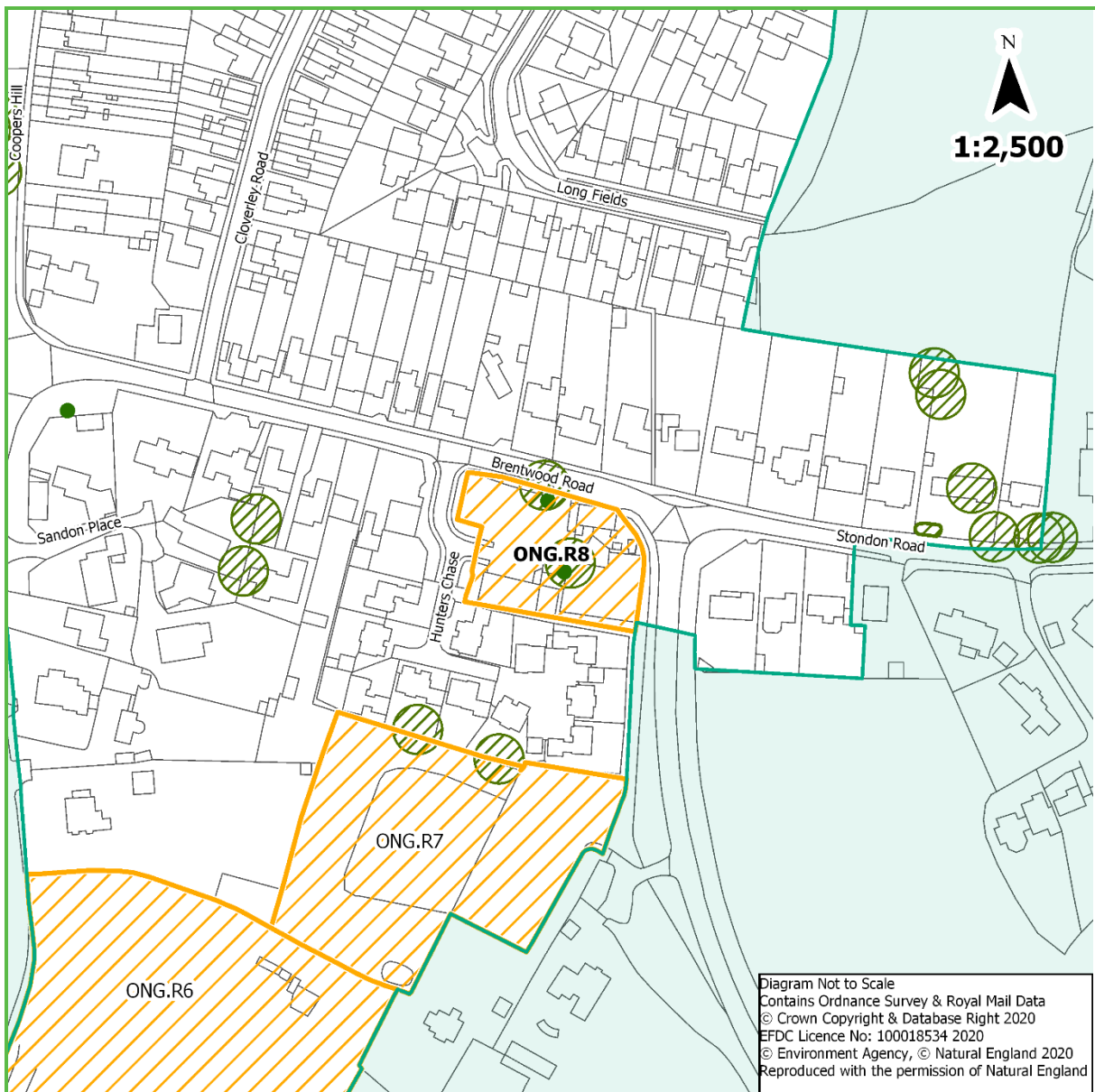
#### Heritage

- C. Development may impact upon the settings of the Grade II\* listed Marden Ash House and Grade II listed Dyers, located to the West of the site. Proposals that may affect the setting of these heritage assets should preserve and wherever possible enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance and the contribution made by their settings.

#### Green Belt Boundary

- D. 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:**

**Indicative Development Area (Ha)** 0.28

The site contains a public house with associated garden and car park to the rear. It is bounded to the North and East by Brentwood Road (A128) and to the South and West by residential development.

**Indicative Net Density (DpH)** 34

**Approximate Net Capacity (Dwellings)** 9

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



**ONG.R8 The Stag Pub**

**Site Specific Policy Requirements**

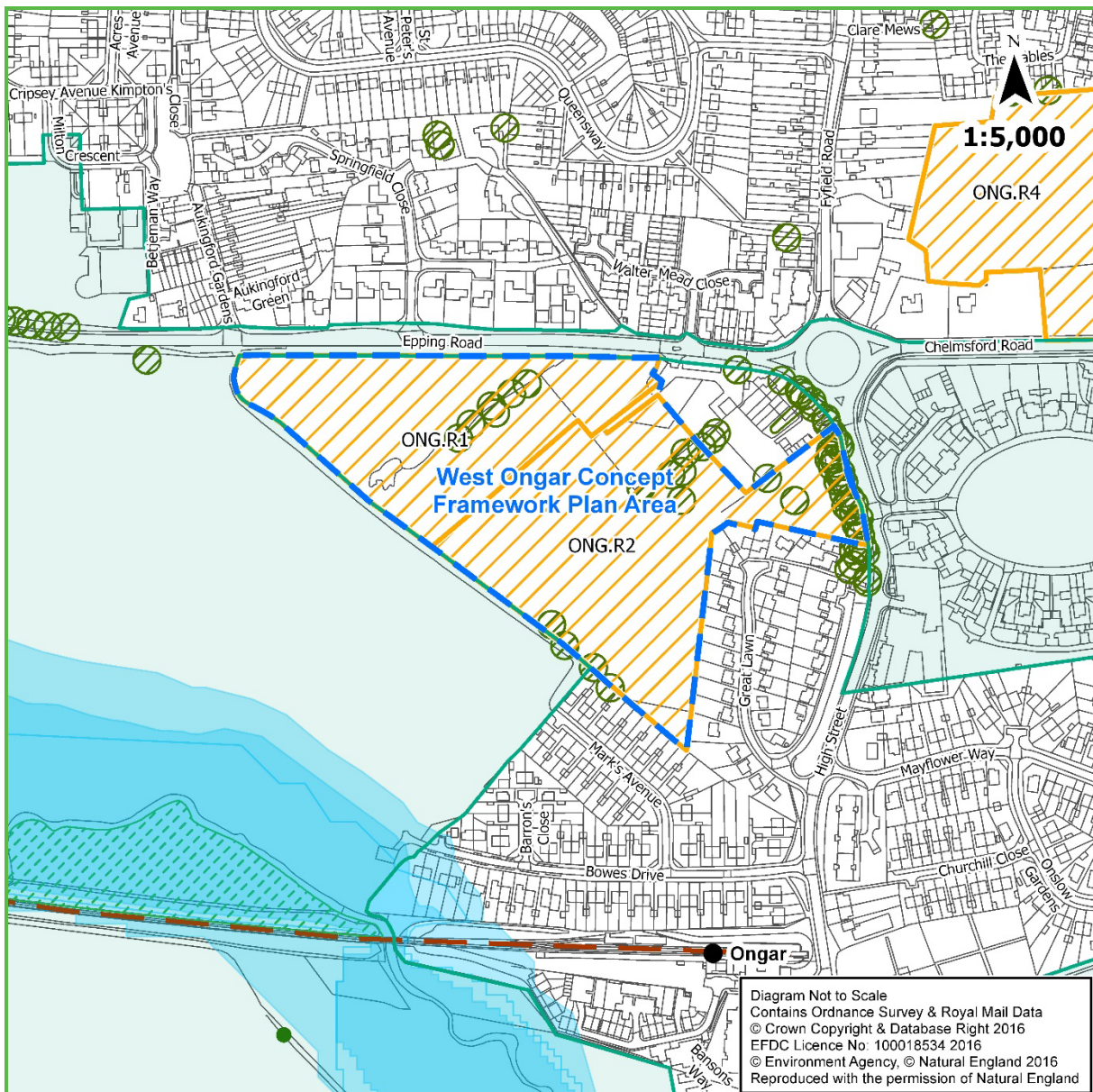
**Trees**

- A. There are two Veteran Trees on the site, both of which are 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**

- B. Development may directly impact upon the locally listed The Stag Public House, located on the site. The Council requires development proposals to preserve the special architectural or historic interest of this Locally Listed Building on site through its retention and sensitive conversion. Proposals for new development that may affect the setting of the heritage asset should preserve and wherever possible, enhance the asset's significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting.

## West Ongar Concept Framework Plan



<b>Settlement:</b> Ongar		<b>Proposed Use:</b> Residential	
<b>Concept Plan Area (Ha)</b>	5.91	<b>Site Description:</b> 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.	
<b>Indicative Development Area (Ha)</b>	5.8		
<b>Minimum Net Capacity (Dwellings)</b>	234		
<b>Site Allocations included in Concept Framework Plan:</b>			
● 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 policies in the Local Plan as a whole. This includes any relevant policies in Part One as well as any site specific policy requirements provided in Part Two. Planning applications should also comply with the Council’s approved Validation Requirements.

## West Ongar Concept Framework Plan

### Site Specific Policy Requirements

#### Design

- A. The Concept Framework Plan should address the place shaping issues identified in Policy SP2 and the following requirements:
- (i) the mix of homes to be provided including tenures, types and sizes;
  - (ii) the principles of the design including key design features, integration of the development into the wider landscape and materials palette;
  - (iii) the approach to amenity/greenspace provision and landscaping;
  - (iv) the approach to minimising the impact on the adjacent and nearby heritage assets;
  - (v) 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
  - (vi) the on-site and off-site infrastructure required to support the development proposals and how this will be provided ahead of or in tandem with the development it supports.
- B. The Concept Framework Plan and development proposals for the sites located within the Concept Framework Plan Area should be considered and informed by the Quality Review Panel.

#### Trees

- C. There are trees on and adjacent to the site which are protected by Tree Preservation Orders. 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 trees within on-site open or amenity space.

#### Landscape Character

- D. 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

- E. Development may impact upon the setting of the Grade II listed Bowes Farm Lodge and outbuilding, and locally listed Bowes House, both of which are located to the East of the Area. Proposals that may affect the settings of these heritage assets should preserve or wherever possible, enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance and the contribution made by their settings.
- F. The Area is adjacent to the Great Stony School Conservation Area which is located to the East, to the opposite side of High Street. 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. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area.

#### On-site Constraints

- G. The sites have potential site access constraints due to their proximity to the Four Wantz roundabout. Vehicular access must be limited to a single access point for the two sites to ensure safe access to the sites from the highway network, and to remove the opportunity for rat-running. 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 development proposals must identify an acceptable solution in relation to the trees which are located along the Eastern edge of site ONG.R2 which are protected by Tree Preservation Orders. Should this 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.

## West Ongar Concept Framework Plan

### Site Specific Policy Requirements

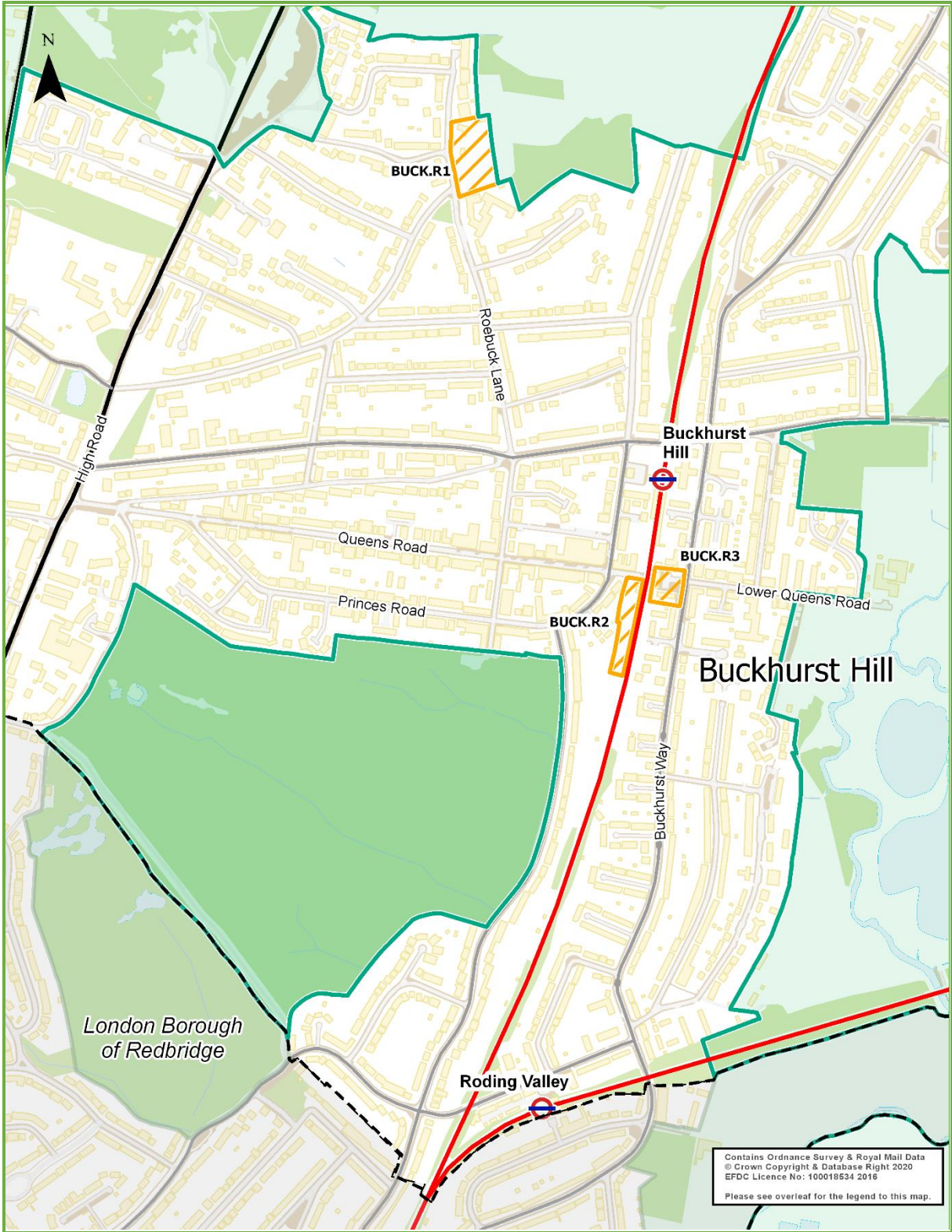
#### Infrastructure

- H. Any planning application should be accompanied by a Movement Strategy which takes account of the requirements of this Area and residential site allocation ONG.R4. This should address both highways and active travel (walking and cycling) requirements.
- I. The Movement Strategy should be developed and agreed with the site promoters of ONG.R4 prior to the submission of any planning application.
- J. The Movement Strategy should address the following matters:
  - (i) the need for any highways upgrades to the A414 Four Wantz Junction, which should be agreed with Essex County Council;
  - (ii) pedestrian and cycling routes between sites ONG.R1, ONG.R2 and ONG.R4, Ongar District Centre, and key services and facilities in the Northern part of Ongar; and
  - (iii) how the proposed pedestrian and cycle routes will integrate with the existing pedestrian and cycle networks.
- K. Any planning application should make provision for the delivery of any on-site and off-site works identified in the Movement Strategy as part of the development or make contributions to the 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 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

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

# Buckhurst Hill



### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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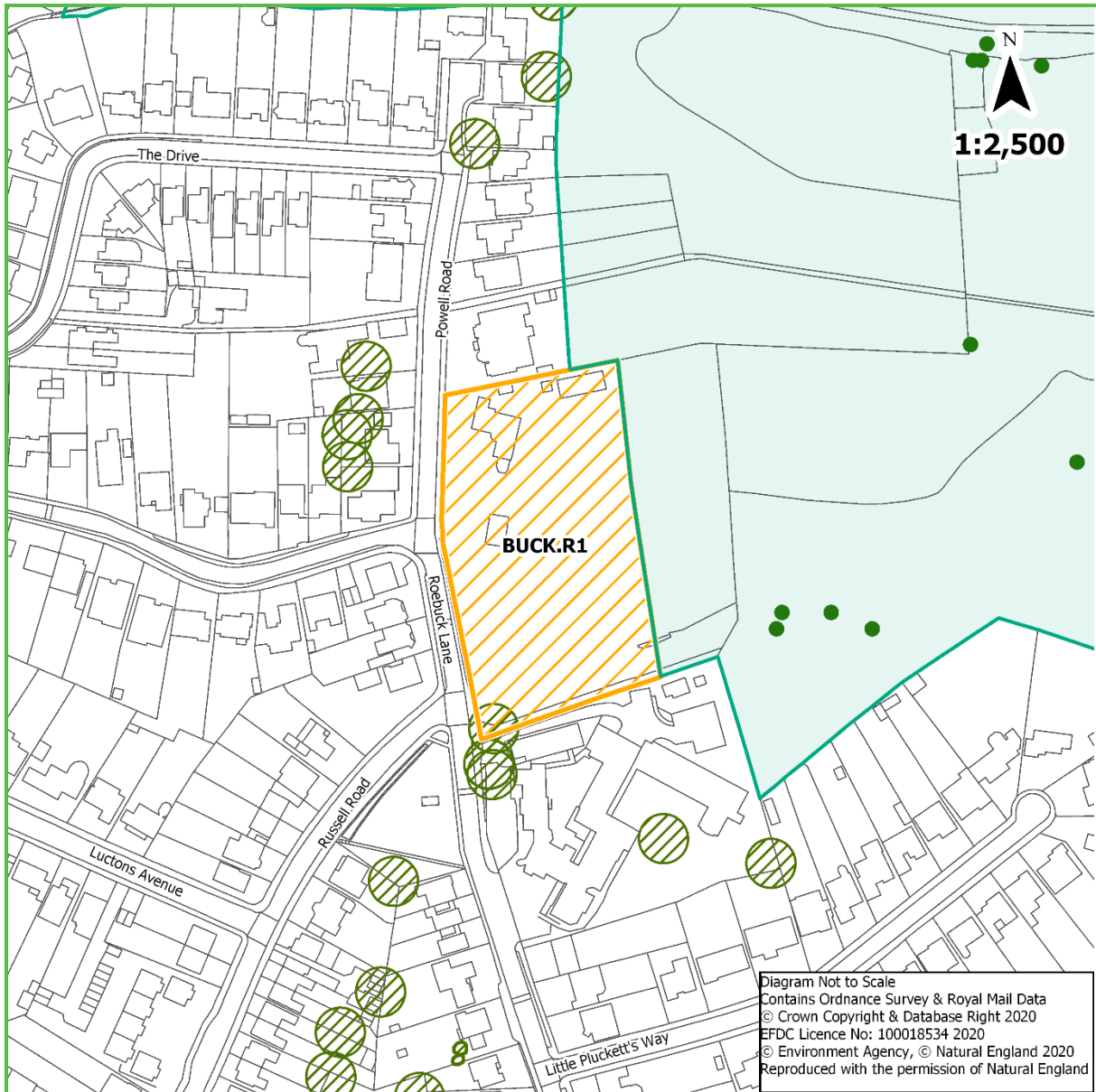
### Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

### Residential Site Allocations

- BUCK.R1 Land at Powell Road
- BUCK.R2 Queens Road Car Park
- BUCK.R3 Stores at Lower Queens Road

## BUCK.R1 Land at Powell Road



**Site Address:** St Just, 1 Powell Road, Buckhurst Hill, IG9 5RD

**Settlement:** Buckhurst Hill

**Proposed Use:** Residential

**Size (Ha)** 0.84

**Indicative Development Area (Ha)** 0.84

**Indicative Net Density (DpH)** 38

**Approximate Net Capacity (Dwellings)** 31

**Site Description:**

The site is partially developed and comprises a large residential garden. It is bounded by Powell Road/Roebuck Lane to the West, residential development to the North and South and Nature Reserve land to the East.

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

## BUCK.R1 Land at Powell Road

### Site Specific Policy Requirements

#### Ecology and Trees

- A. Development of this site may indirectly affect the adjacent Linder's Fields Local Nature Reserve and Local Wildlife Site. Development proposals must demonstrate that the natural habitat, and the special character and tranquillity of Linder's Field will be protected or enhanced through careful design and layout and, where appropriate, incorporate an ecological buffer.
- B. There is a tree in the South Western corner of the site which is protected by a Tree Preservation Order. 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 it within on-site open or amenity space.

#### Design

- C. The site is located in an area where the prevailing character is large detached dwellings, mature boundary hedges and planting, and an undulating topography. Any development proposals will be required to demonstrate how they will maintain or make a positive contribution to the character of the area and the street scene at Powell Road and Roebuck Lane.

#### Heritage

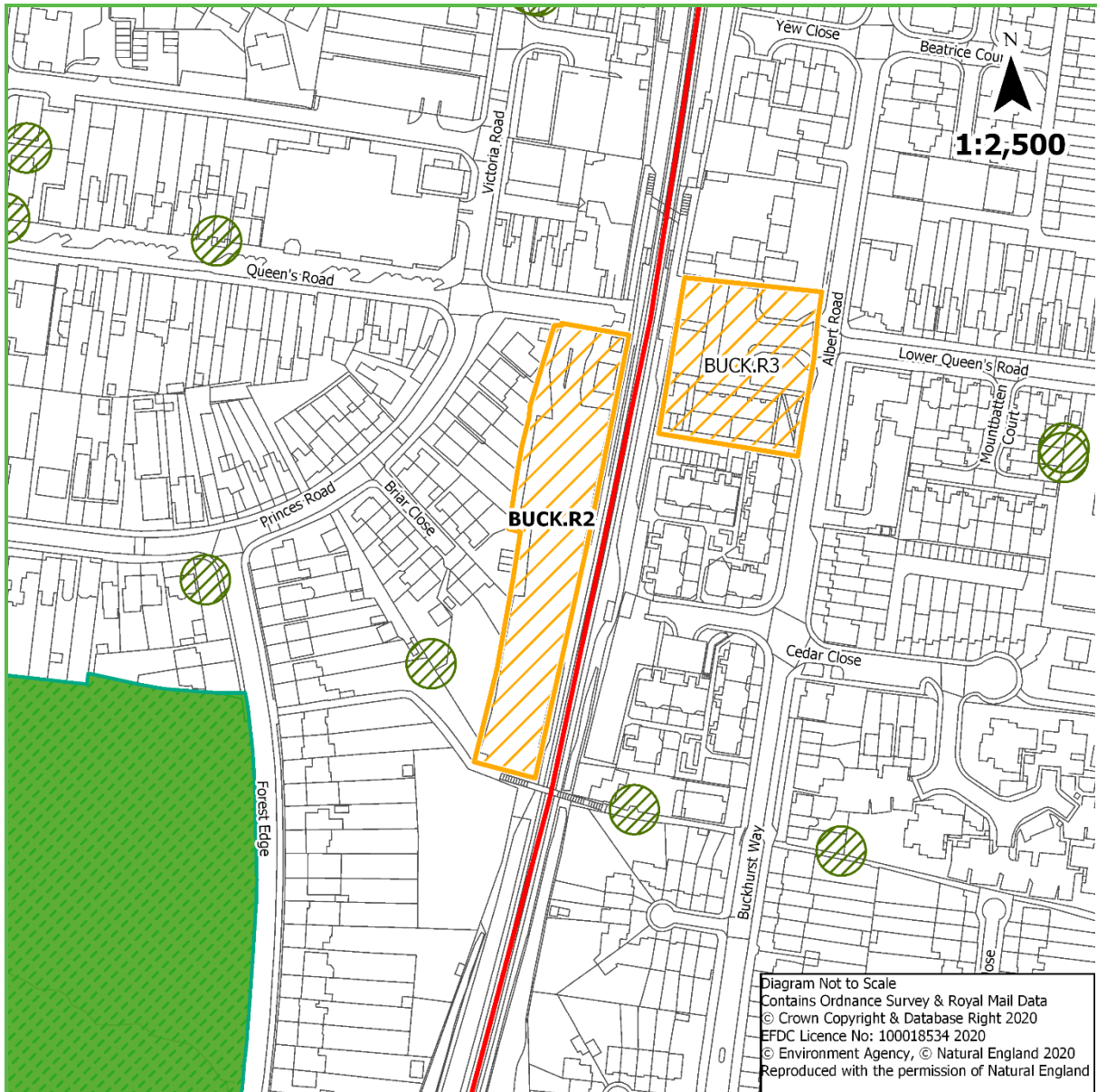
- D. Development may directly impact upon the locally listed 1 Powell Road, located on the site. The Council requires development proposals to preserve the special architectural or historic interest of this Locally Listed Building on site through its retention and sensitive conversion. Proposals for new development that may affect the setting of the heritage asset should preserve and wherever possible, enhance the asset's significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting. Development proposals should incorporate adequate screening between the new development and the heritage asset.

#### Green Belt Boundary

- E. 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. The existing features to the Northern boundary will also need to be strengthened.



## BUCK.R2 Queens Road Car Park



**Site Address:** Queens Road, Lower Car Park, Buckhurst Hill, IG9 5BZ

**Settlement:** Buckhurst Hill

**Proposed Use:** Residential

**Size (Ha)** 0.43

**Indicative Development Area (Ha)** 0.43

**Indicative Net Density (DpH)** 97

**Approximate Net Capacity (Dwellings)** 41

**Site Description:**

The site is a car park. It is bounded by the London Underground Central Line to the East and residential development to the North, South and West.

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

## BUCK.R2 Queens Road Car Park

### Site Specific Policy Requirements

#### Design

- A. Development proposals for this site should be considered and informed by the Quality Review Panel.
- B. Development proposals should consider incorporating retail uses at the ground floor level, where they would complement the offer of the adjacent District Centre. If retail uses are to be provided in the proposal, any planning application should demonstrate how such retail uses will be serviced.

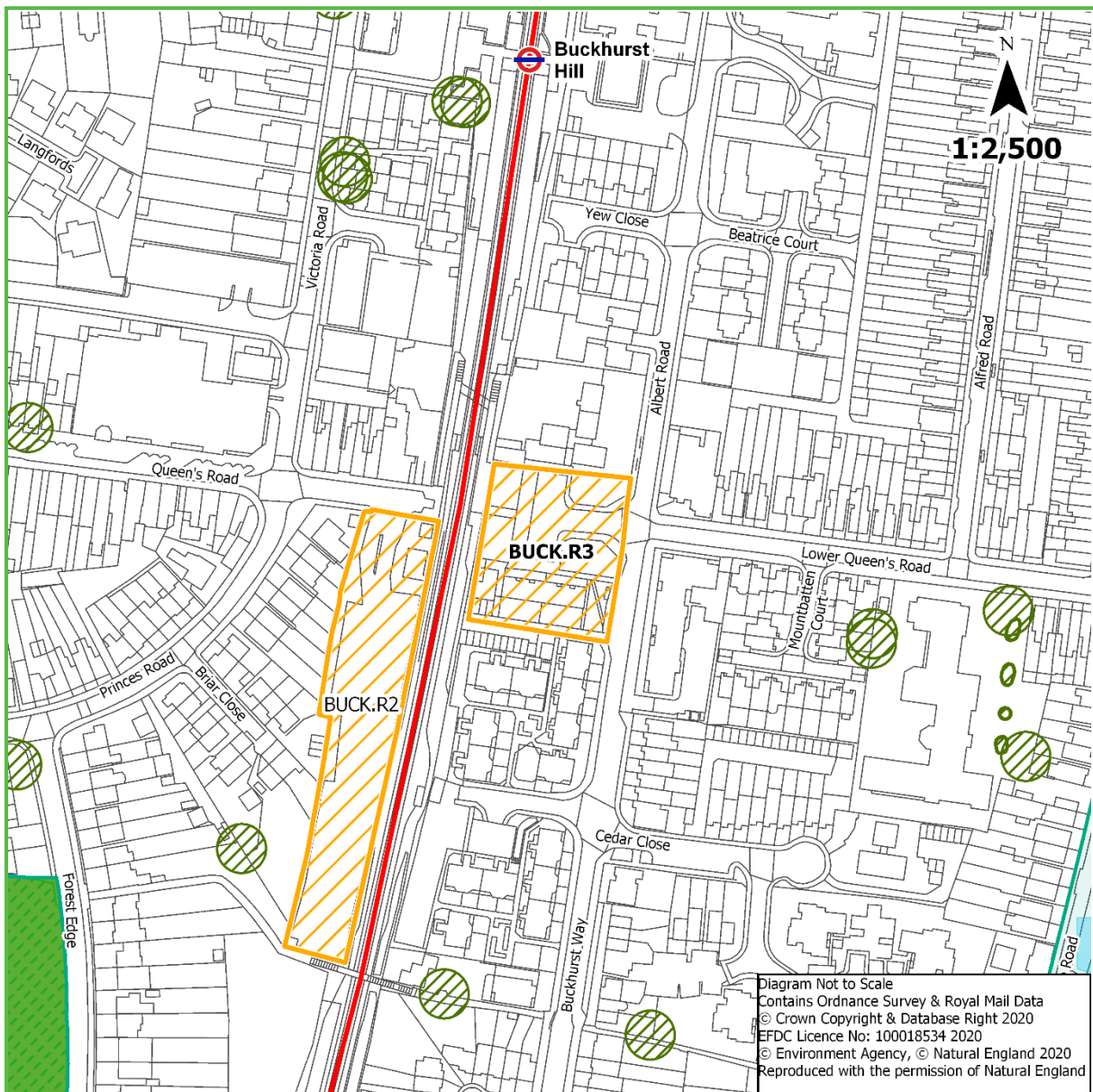
#### On-site Constraints

- C. The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should demonstrate that any identified noise impacts are mitigated through careful design and layout. Measures could include orientating built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.
- D. There is an existing Public Right of Way to the South of the site which connects Forest Edge to Buckhurst Way across the London Underground railway. Development proposals should include a direct connection to this Public Right of Way from the site for pedestrians. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

#### Infrastructure

- E. Development proposals should demonstrate how disruption to commuter parking during the construction phase will be minimised. This should be demonstrated through the submission of a Construction Management Statement in accordance with Part D of Policy DM21.
- F. Development proposals must incorporate the re-provision of the existing number of parking spaces for London Underground customers and users of the District Centre in the development. Such parking spaces should be integrated into the development through careful design and layout, which may include basement or undercroft parking.
- G. The site is located within a 400 metres radius of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
  - (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

## BUCK.R3 Stores at Lower Queens Road



**Site Address:** 2-7 Lower Queens Road, Buckhurst Hill, IG9 4DL

<b>Settlement:</b> Buckhurst Hill		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.30	<b>Site Description:</b> The site contains a parade of local shops with residential flats above and associated parking and access. It is bounded by the London Underground Central Line to the West, Albert Road to the East and residential development to the North and South.
<b>Indicative Development Area (Ha)</b>	0.30	
<b>Indicative Net Density (DpH)</b>	130	
<b>Approximate Net Capacity (Dwellings)</b>	15	

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

## BUCK.R3 Stores at Lower Queens Road

### Site Specific Policy Requirements

#### Design

- A. In addition to providing approximately 15 new homes, development proposals should incorporate re-provision of 24 homes and replacement local retail uses as part of the development with a frontage at ground floor level which relates positively to Lower Queens Road. Any planning application should demonstrate how such retail uses will be serviced.
- B. Development proposals for this site should be considered and informed by the Quality Review Panel.

#### Heritage

- C. Development may impact upon the setting of Grade II listed War Memorial located opposite the site on Albert Road. Proposals that may affect the setting of this heritage asset should preserve or wherever possible, enhance the asset's significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting.

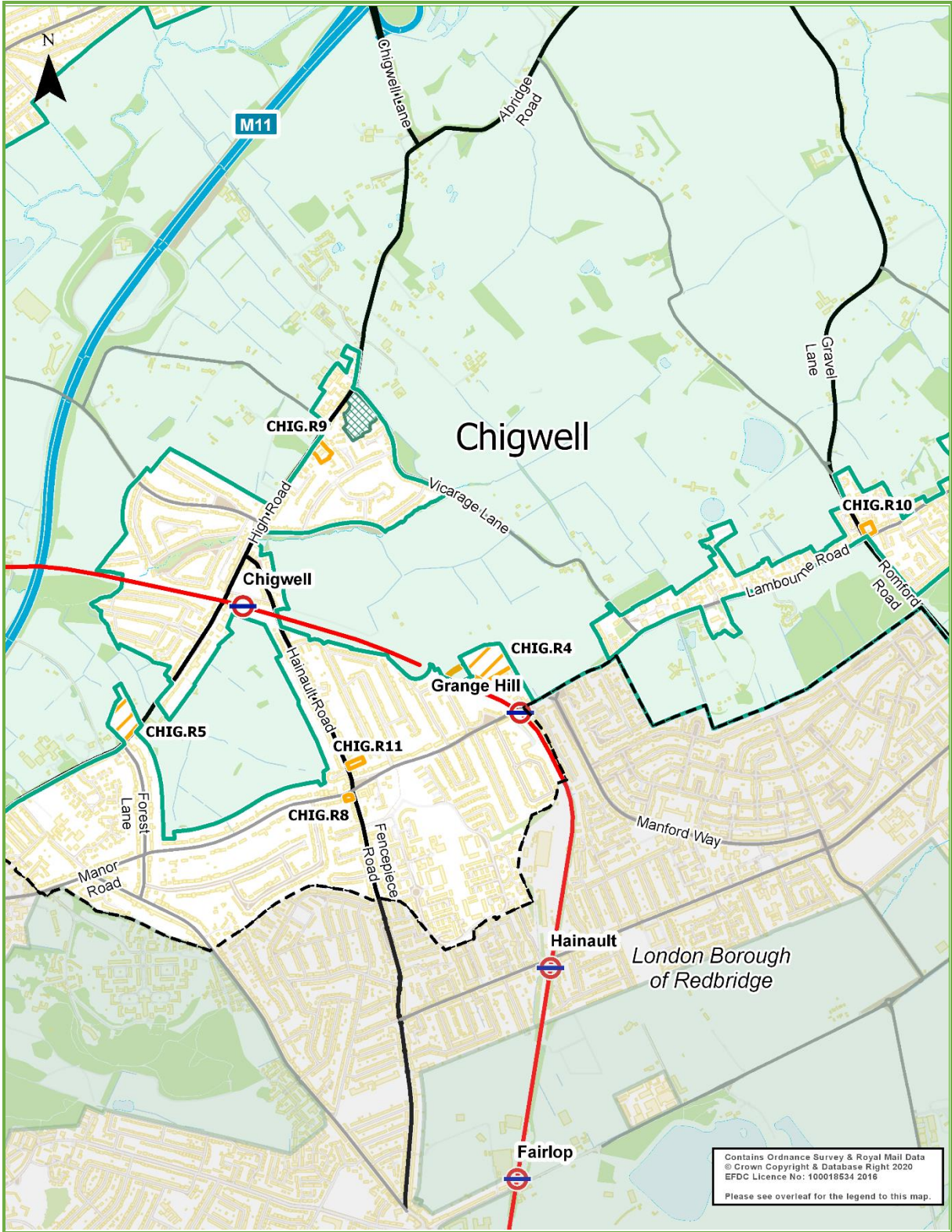
#### On-site Constraints

- D. The site includes an existing Public Right of Way to the West of the site which connects the site to the London Underground Station via a pedestrian foot-tunnel. This connection should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

#### Infrastructure

- E. The site is located within a 400 metres radius of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
  - (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

# Chigwell



### Legend

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

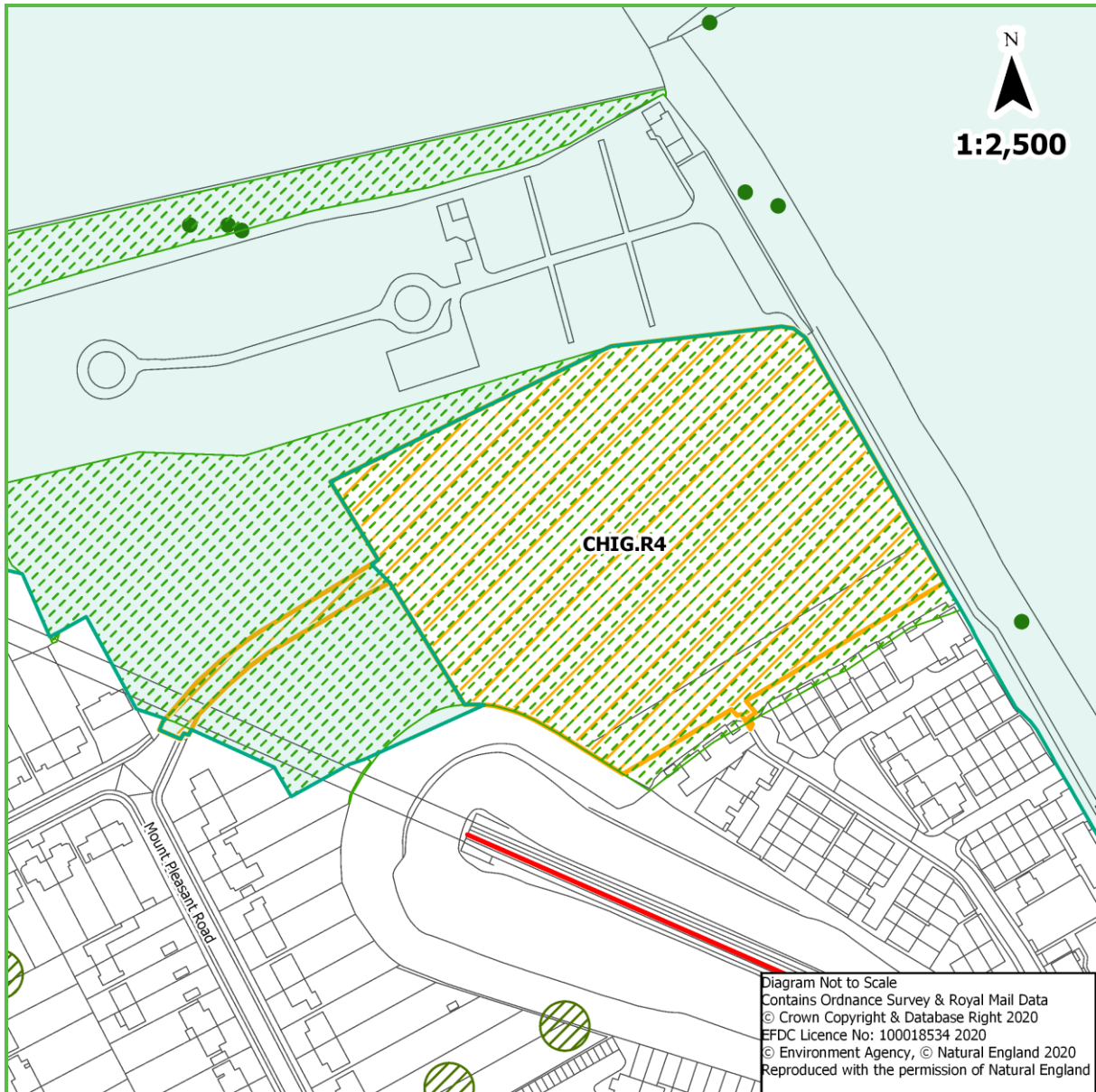
### Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

### Residential Site Allocations

- CHIG.R4 Land between Froghall Lane and Railway Line
- CHIG.R5 Land at Chigwell Nurseries
- CHIG.R8 Land at Fencepiece Road
- CHIG.R9 Land at Grange Court
- CHIG.R10 The Maypole
- CHIG.R11 Land at Hainault Road

## CHIG.R4 Land between Froghall Lane and Railway Line



**Site Address:** Land West of Froghall Lane and South of Chigwell Cemetery, Chigwell, IG7 4JX

<b>Settlement:</b> Chigwell		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	2.33	<b>Site Description:</b> The site is predominantly greenfield land with some hardstanding and buildings. It is bounded by the cemetery to the North, London Underground Central Line to the South, agricultural fields to the East and residential development to the West.
<b>Indicative Development Area (Ha)</b>	2.33	
<b>Indicative Net Density (DpH)</b>	50	
<b>Approximate Net Capacity (Specialist Dwellings)</b>	105	

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

## CHIG.R4 Land between Froghall Lane and Railway Line

### Site Specific Policy Requirements

#### Ecology

- A. Development of the site may indirectly affect a Priority Habitat. Development proposals should demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with the requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Priority Habitat; where such impacts of development proposals are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.

#### Design

- B. The approximate net capacity for this site reflects that it has been allocated for the provision of specialist housing and relates to specialist care or supported housing units rather than self-contained homes.
- C. Development proposals for this site should be considered and informed by the Quality Review Panel.

#### Landscape Character

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

#### Infrastructure

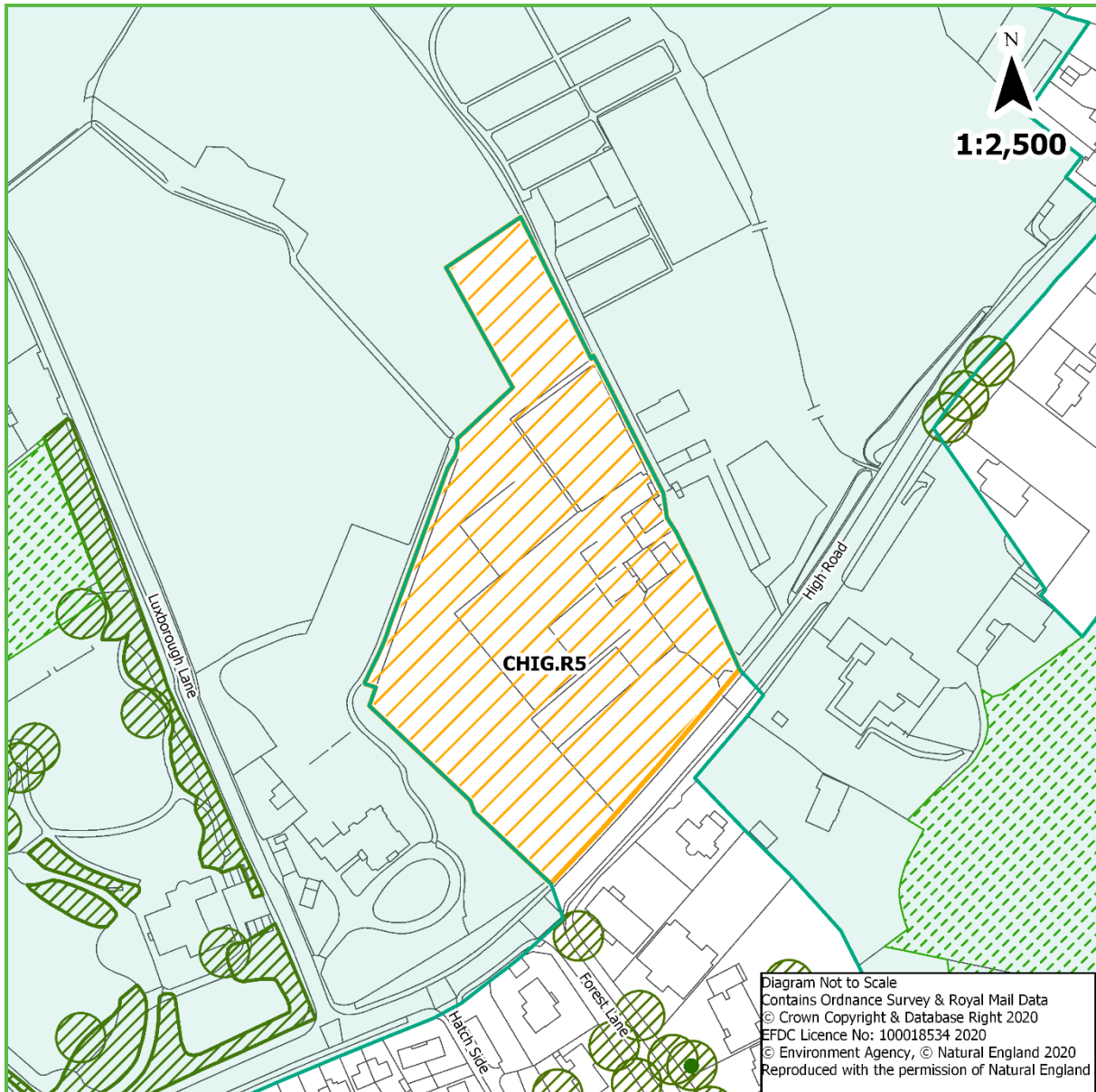
- E. The site is located within 400 metres of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
- (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

#### Green Belt Boundary

- F. Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the Northern and Eastern edges of the site. As part of the development proposals these existing features may need to be strengthened.



## CHIG.R5 Land at Chigwell Nurseries



<b>Site Address:</b> 245 High Road, Chigwell, 1G7 5BL	
<b>Settlement:</b> Chigwell	<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	1.7
<b>Indicative Development Area (Ha)</b>	1.66
<b>Indicative Net Density (DpH)</b>	44
<b>Approximate Net Capacity (Dwellings)</b>	65
<b>Site Description:</b> The site comprises part of an existing nursery and garden centre. It is bounded by High Road to the South, residential development to the West, the remainder of the nursery to the East and greenfield land/scrub to the North.	

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

## CHIG.R5 Land at Chigwell Nurseries

### Site Specific Policy Requirements

#### Design

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

#### Heritage

- B. Development may impact upon the setting of the Grade II listed Great West Hatch and Little West Hatch, located to the South of the site. Proposals that may affect the settings of these heritage assets should preserve or wherever possible, enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance and the contribution made by their settings.

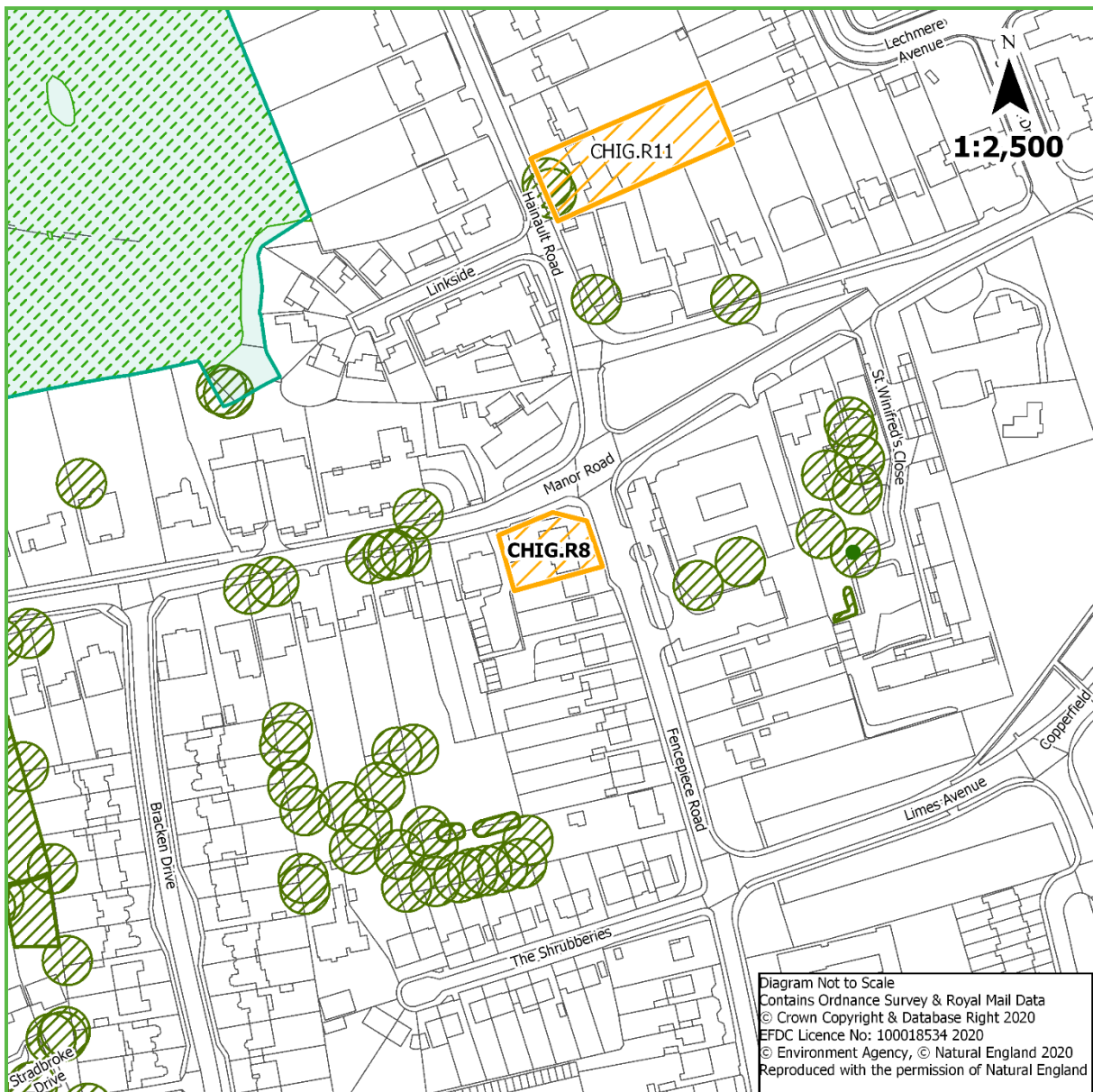
#### On-site Constraints

- C. There is currently a single vehicular access from the High Road to service the proposed development and the adjacent existing agricultural nursery. Development proposals should assess the need to improve the existing shared single vehicular access or create a new vehicular access for the development. Development proposals should demonstrate that access for the adjacent agricultural nursery from the High Road will be maintained, and how any access arrangements to serve the residential development will interact with the access for the agricultural nursery. Any new vehicular access for this site should be designed to minimise traffic impacts on the High Road and to ensure a safe access point is provided which has sufficient capacity for the development it serves.

#### Green Belt Boundary

- D. As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the Eastern edge of the site. Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the Northern and Western edges of the site. As part of the development proposals these existing features may need to be strengthened.

## CHIG.R8 Land at Fencepiece Road



**Site Address:** 105 Manor Road/281 Fencepiece Road, Chigwell, IG7 5PN

**Settlement:** Chigwell

**Proposed Use:** Residential

**Size (Ha)** 0.07

**Site Description:**

**Indicative Development Area (Ha)** 0.07

The site comprises two residential dwellings and associated gardens. It is bounded by Manor Road to the North, Fencepiece Road to the East and residential development to the West and South.

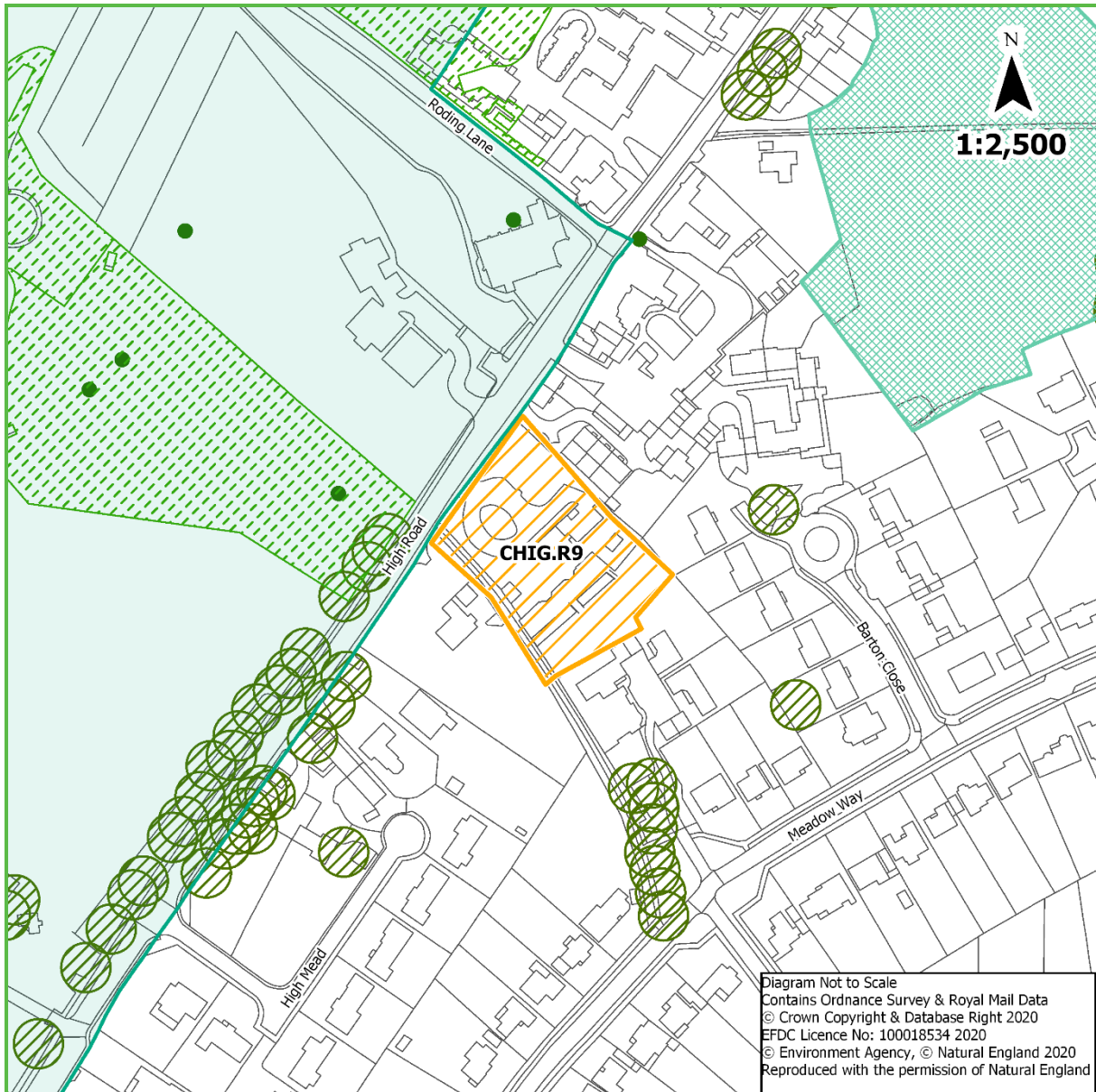
**Indicative Net Density (DpH)** 117

**Approximate Net Capacity (Dwellings)** 6

There are no site specific policy requirements for this site.

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

## CHIG.R9 Land at Grange Court



**Site Address:** Grange Court, 72 High Road, Chigwell, IG7 6PT

**Settlement:** Chigwell

**Proposed Use:** Residential

**Size (Ha)** 0.42

**Indicative Development Area (Ha)** 0.08

**Indicative Net Density (DpH)** 117

**Approximate Net Capacity (Dwellings)** 8

**Site Description:**

The site contains a Grade II\* listed Georgian house and gardens formerly used as a school. It is bounded to the North by High Road and to the West, South and East by residential development.

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

## CHIG.R9 Land at Grange Court

### Site Specific Policy Requirements

#### Ecology

- A. Development of the site may indirectly affect a nearby Wood Pasture and Parkland Priority Habitat. Development proposals should demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Woodland Pasture and Parkland Priority Habitat. Where such impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.

#### Heritage

- B. Development may directly impact upon the Grade II\* listed Grange Court, located on the site. The Council requires development proposals to preserve the special architectural or historic interest of this Listed Building through its retention and sensitive conversion. Proposals for new development, that may affect the setting of this heritage asset should preserve and wherever possible, enhance the asset's significance having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting. Development proposals should be limited to a small-scale and sympathetic extension to the rear of the existing building.
- C. The site is located within the Chigwell Village Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. This includes any alterations required to facilitate conversion of the existing building and/or any extension to the rear. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area. An assessment of the significance of existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform the development proposals.

#### On-site Constraints

- D. The site includes an existing Public Right of Way along its South Western boundary which connects Manor Way and High Road. This connection should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

## CHIG.R10 The Maypole



**Site Address:** The Maypole, 171 Lambourne Road, Chigwell, IG7 6EF

<b>Settlement:</b> Chigwell		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.21	<b>Site Description:</b> The site contains a public house and associated car park. It is bounded by Gravel Lane to the West, Lambourne Road to the South, Orchard Way to the East and residential development to North.
<b>Indicative Development Area (Ha)</b>	0.19	
<b>Indicative Net Density (DpH)</b>	62	
<b>Approximate Net Capacity (Dwellings)</b>	11	

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

## CHIG.R10 The Maypole

### Site Specific Policy Requirements

#### On-site Constraints

- A. A High Pressure Gas Pipeline runs through the Northern part of the site. As a result, parts of the Inner and Middle Consultation Zones overlap the site. High Pressure Gas Pipelines are identified by the Health and Safety Executive (HSE) as Major Accident Hazard Pipelines. Development proposals should ensure that no permanent structures are built over or under this pipeline. Careful consideration should be given to the design and layout of development proposals and if sensitive Land Use Types are proposed, they should accord with the requirements set out in the HSE's Land Use Planning Methodology.

## CHIG.R11 Land at Hainault Road



**Site Address:** Amar Nivas, 146 Hainault Road, Chigwell, IG7 5DL

**Settlement:** Chigwell

**Proposed Use:** Residential

**Size (Ha)** 0.17

**Indicative Development Area (Ha)** 0.17

**Indicative Net Density (DpH)** 50

**Approximate Net Capacity (Dwellings)** 11

**Site Description:**

The site comprises a residential dwelling and associated garden. It is bounded by Hainault Road to the West and residential development to the North, South and East.

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



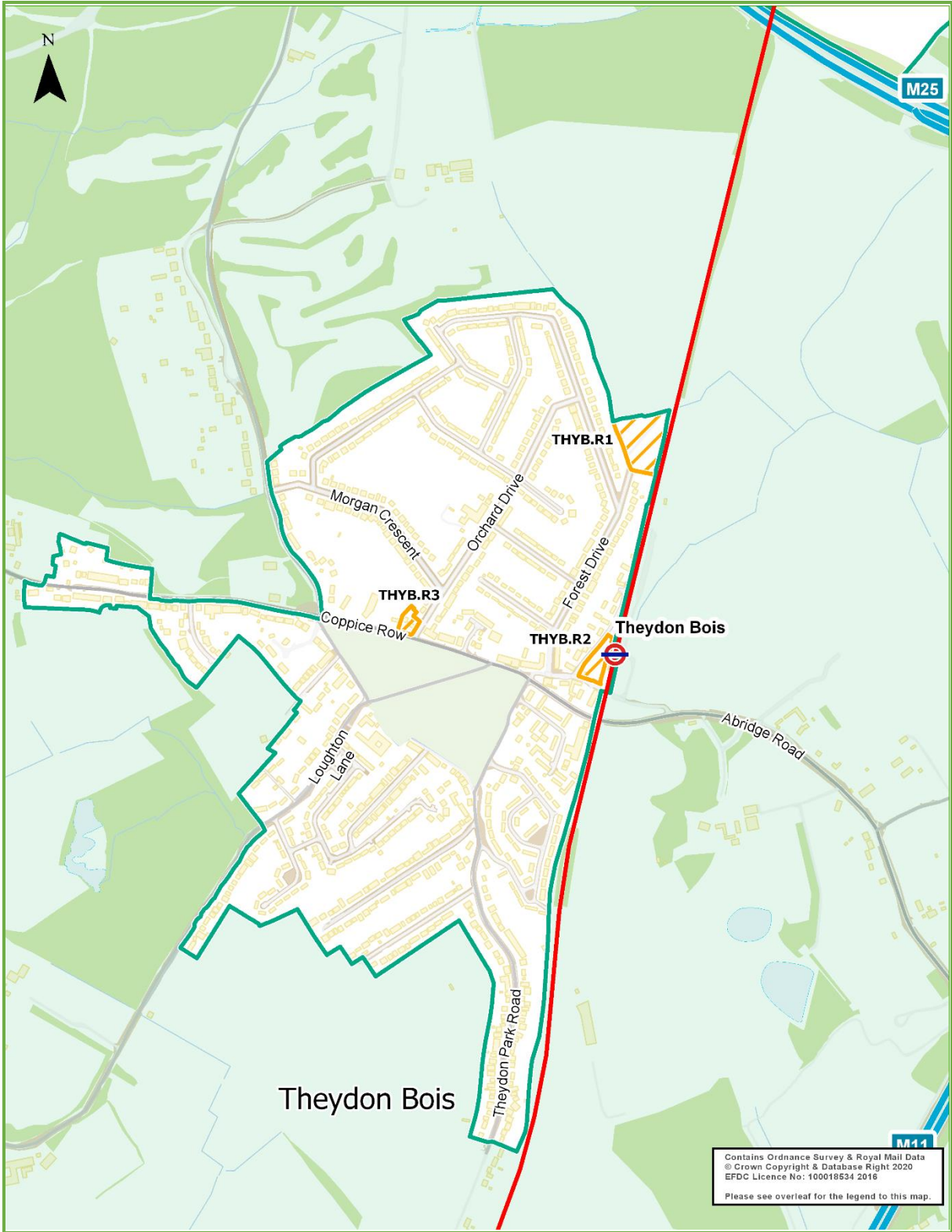
**CHIG.R11 Land at Hainault Road**

**Site Specific Policy Requirements**





































**Trees**

- A. There are trees on the site which are protected by Tree Preservation Orders. 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.

# Theydon Bois



### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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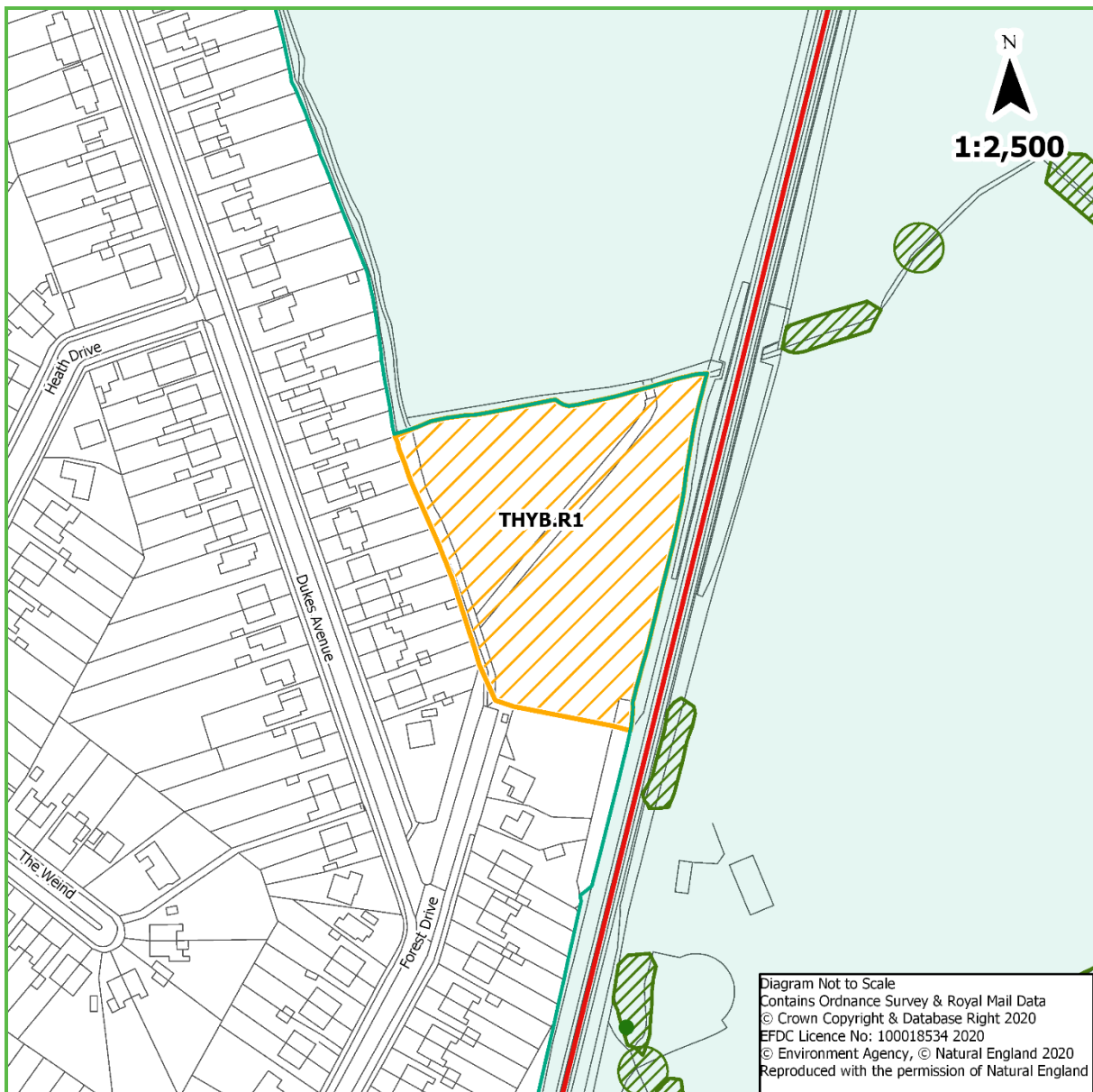
### Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

### Residential Site Allocations

- THYB.R1 Land at Forest Drive
- THYB.R2 Theydon Bois London Underground Car Park
- THYB.R3 Land at Coppice Row

## THYB.R1 Land at Forest Drive



**Site Address:** Forest Drive, Theydon Bois, CM16 7EZ

**Settlement:** Theydon Bois

**Proposed Use:** Residential

**Size (Ha)** 0.94

**Indicative Development Area (Ha)** 0.89

**Indicative Net Density (DpH)** 44

**Approximate Net Capacity (Dwellings)** 39

**Site Description:**

The site is agricultural/greenfield land. It is bounded by residential development to the West and South of the site, the London Underground Central Line to the East and agricultural land to the North.

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

## THYB.R1 Land at Forest Drive

### Site Specific Policy Requirements

#### Flood Risk

- A. The site has been identified as being at risk of surface water flooding. The design and layout of any development proposals should reduce the vulnerability and consequences of surface water flooding to the site and its surroundings. In order to achieve this, development proposals should incorporate appropriate surface water drainage measures having regard to the Environment Agency Risk of Flooding from Surface Water Maps (RoFSW)

#### Trees

- B. Development proposals should take into consideration the visual amenity provided by the existing trees and hedgerow to the West and North of the site, as well as the brook to the North. Proposals should seek to minimise any loss through a sensitive approach to the design and layout of any scheme.

#### Landscape Character

- C. Development proposals should be carefully designed to minimise harm to the wider landscape taking into account the development's setting and the local landscape character. The design should minimise the impact on the landscape character by considering factors including layout, materials and external finishes.

#### On-site Constraints

- D. The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should demonstrate that any identified noise impacts are mitigated through careful design and layout. Measures could include orientating built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.
- E. The site includes an existing permissive path, which runs from the South West corner to the Northern boundary of the site. Subject to discussions with Epping Forest District Council who granted the right for the permissive path, development proposals should seek to integrate the existing path or an alternative path within the development layout and maintain and where possible improve connectivity to the wider Public Rights of Way network.

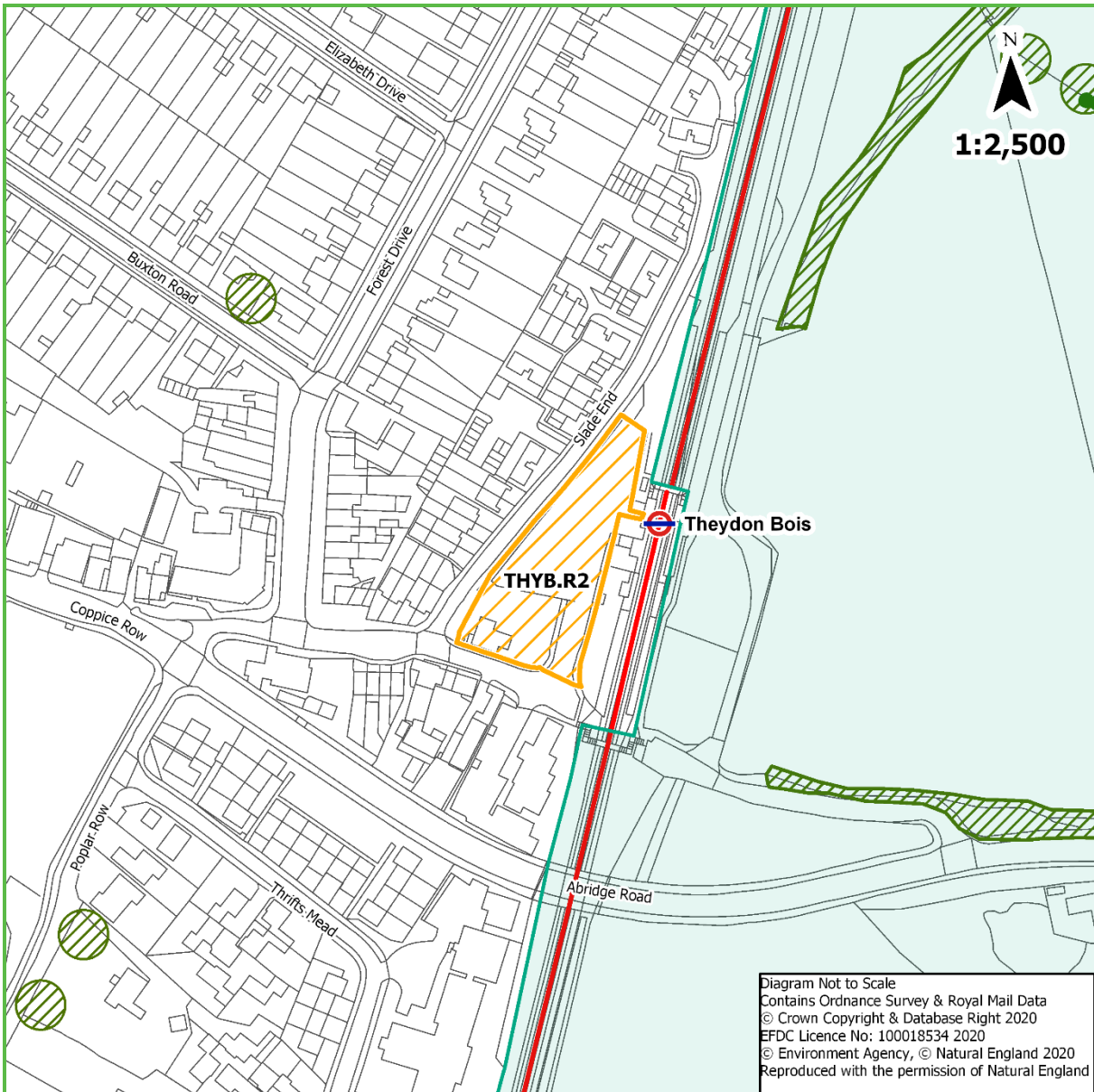
#### Infrastructure

- F. The site is located within a 400 metres radius of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
- (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.
- G. The site is located adjacent to the London Underground Central line. Any future development proposals for the site will need to incorporate suitable access arrangements to enable the continued maintenance of the railway.

#### Green Belt Boundary

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

## THYB.R2 Theydon Bois London Underground Car Park



<b>Site Address:</b> Station Approach, Theydon Bois, CM16 7HR	
<b>Settlement:</b> Theydon Bois	<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.30
<b>Indicative Development Area (Ha)</b>	0.30
<b>Indicative Net Density (DpH)</b>	40
<b>Approximate Net Capacity (Dwellings)</b>	12
<b>Site Description:</b> The site is a car park. It is bounded by the London Underground Central Line to the East and residential development to North, South and West.	

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

## THYB.R2 Theydon Bois London Underground Car Park

### Site Specific Policy Requirements

#### Flood Risk

- A. The site has been identified as being at risk of surface water flooding. The design and layout of any development proposals should reduce the vulnerability and consequences of surface water flooding to the site and its surroundings. This could include developing the Southern parts of the site which are at most risk for less sensitive uses such as parking and incorporate appropriate surface water drainage measures. Development proposals should incorporate appropriate surface water drainage measures having regard to the Environment Agency Risk of Flooding from Surface Water Maps (RoFSW).

#### Design

- B. Development proposals for this site should be considered and informed by the Quality Review Panel.
- C. Development proposals should give consideration to incorporating retail uses at the ground floor level which relate positively to the Theydon Bois London Underground Station. Development proposals must demonstrate that the provision of retail uses has been fully explored. If retail uses are to be provided, any planning application should demonstrate how such retail uses will be serviced.

#### Heritage

- D. Development may impact upon the setting of the Grade II listed Bull Public House, which lies to the West of the site. Proposals that may affect the setting of this heritage asset should preserve or wherever possible, enhance the asset's significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting.

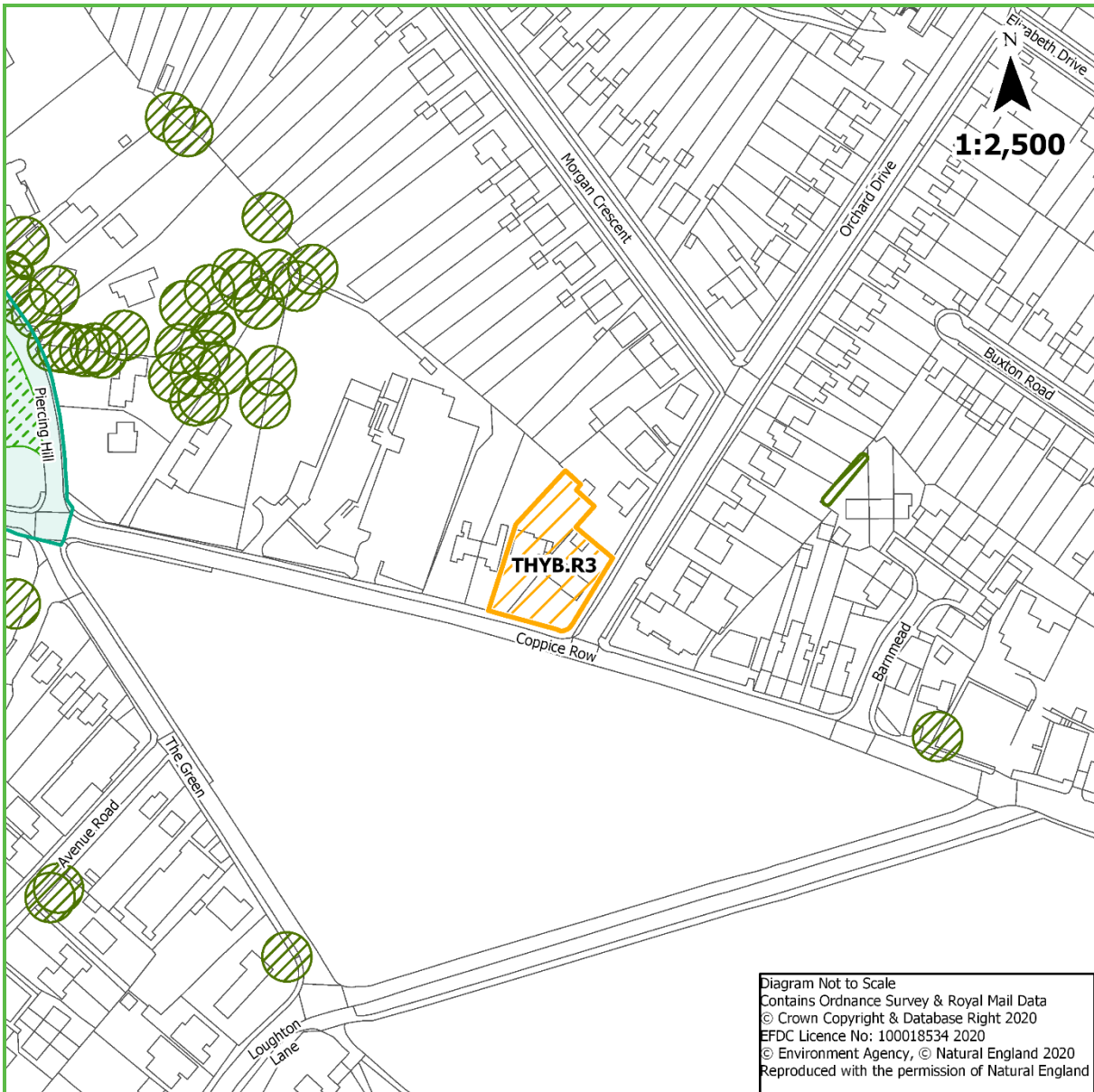
#### On-site Constraints

- E. The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should demonstrate that any identified noise impacts are mitigated through careful design and layout. Measures could include orientating built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.

#### Infrastructure

- F. Development proposals should demonstrate how disruption to commuter parking during the construction phase will be minimised. This should be demonstrated through the submission of a Construction Management Statement in accordance with Part D of Policy DM21.
- G. Development proposals must incorporate the re-provision of the existing number of parking spaces for London Underground customers in the development. Such parking spaces should be integrated into the development through careful design and layout, which may include surface or decked parking in areas subject to surface water flooding, or basement or undercroft parking.
- H. The site is located within 400 metres of a London Underground Station. Measures must be adopted to promote sustainable transport modes and encourage active transport. Such measures should include:
- (i) limiting the provision of on-site residents' parking to that required to service the essential needs of the development, such as visitor parking and parking for blue badge holders;
  - (ii) on-site provision for car clubs/car sharing or pooling arrangements; and
  - (iii) providing contributions for implementing/amending Controlled Parking Zones on-site and/or in the vicinity of the site as necessitated by the development proposals.

## THYB.R3 Land at Coppice Row



**Site Address:** Wain, Coppice Row, Theydon Bois, CM16 7ER

**Settlement:** Theydon Bois

**Proposed Use:** Residential

**Size (Ha)** 0.15

**Indicative Development Area (Ha)** 0.15

**Indicative Net Density (DpH)** 59

**Approximate Net Capacity (Dwellings)** 6

**Site Description:**

The site contains two residential dwellings, outbuildings and gardens. It is bounded by residential development to the West and North, Coppice Row (B172) to the South and Orchard Drive to the East.

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



**THYB.R3 Land at Coppice Row**

**Site Specific Policy Requirements**

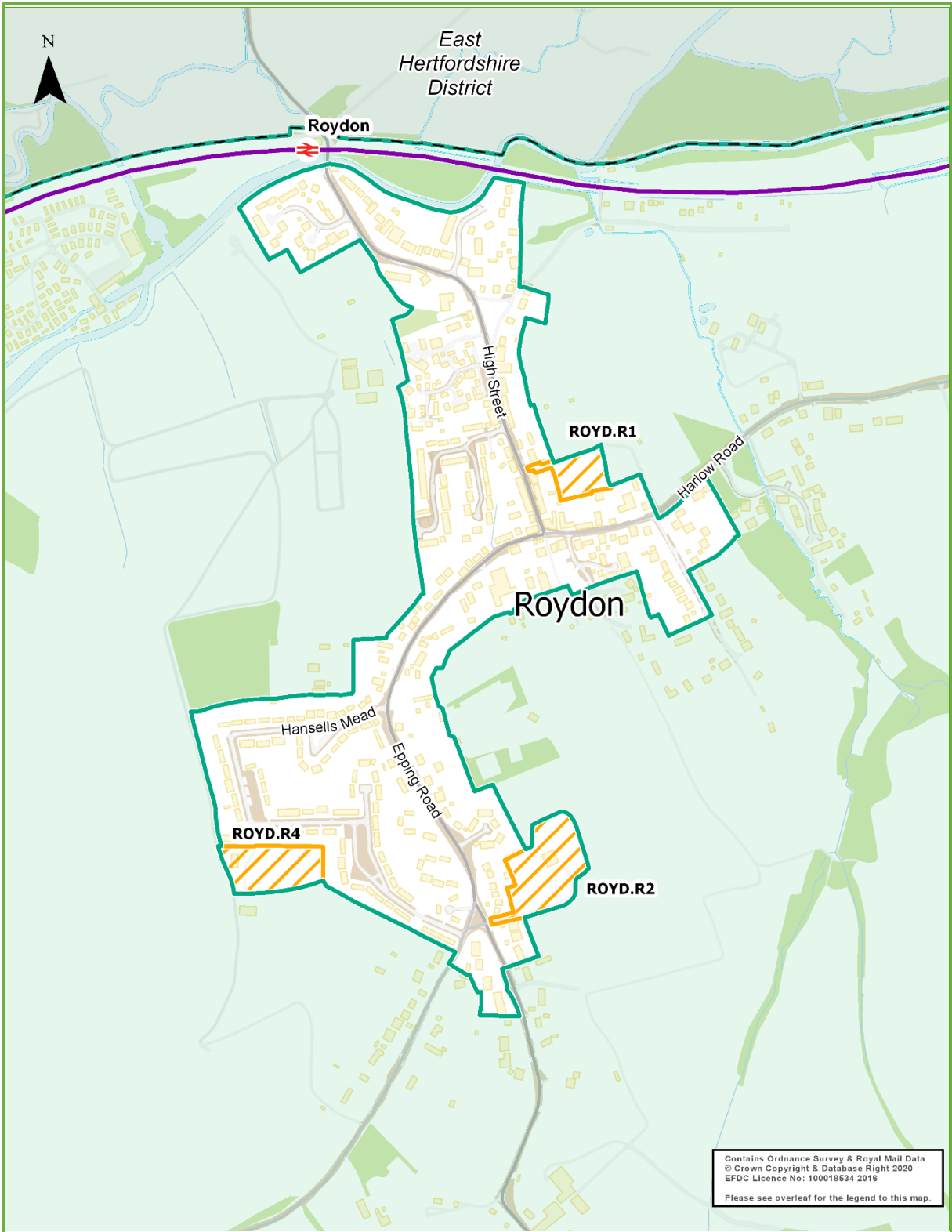
**Design**

- A. The prominent location of this site, which overlooks Theydon Green, and is located on a main route through the village is such that any development proposals will be required to make a positive contribution to the character of the area and/or amenity of nearby existing development. The design of any development proposals should therefore take a sensitive approach to the siting, design, layout, levels, density, height, scale, massing and materials.

**Heritage**

- B. Development may impact upon the setting of the Grade II listed Baldocks, located to the North East of the site. Development proposals that may affect the setting of this heritage asset should preserve or wherever possible, enhance the asset's significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting.

# Roydon



### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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### Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

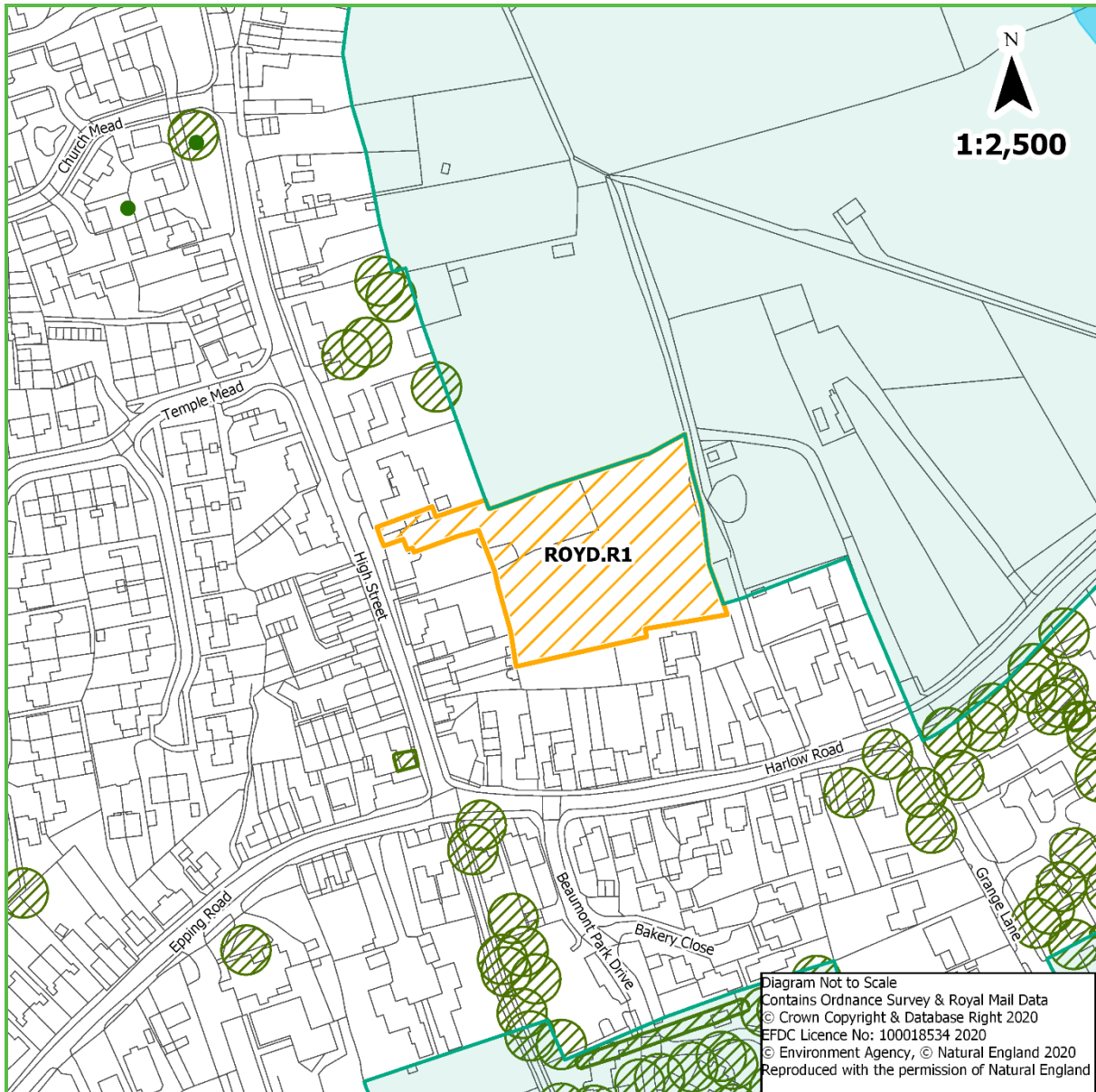
### Residential Site Allocations

ROYD.R1 The Old Coal Yard

ROYD.R2 Land at Kingsmead School

ROYD.R4 Land at Parklands Nursey

## ROYD.R1 The Old Coal Yard



**Site Address:** 32 High Street, Roydon, CM19 5EA

**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 policies in the Local Plan as a whole. This includes any relevant policies in Part One as well as any site specific policy requirements provided in Part Two. Planning applications should also comply with the Council's approved Validation Requirements.

## ROYD.R1 The Old Coal Yard

### Site Specific Policy Requirements

#### Source Protection Zone

- A. The site is located within Source Protection Zone 1, corresponding to Roydon Pumping Station. Development proposals should demonstrate provision of adequate safeguards against possible contamination. This should be demonstrated through the submission of a Construction Management Statement in accordance with Part D of Policy DM21.

#### Landscape Character

- B. 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

- C. 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 that may affect the settings of these heritage assets should preserve or wherever possible, enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance and the contribution made by their settings.
- D. The 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. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area. An assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area should be retained and reused.

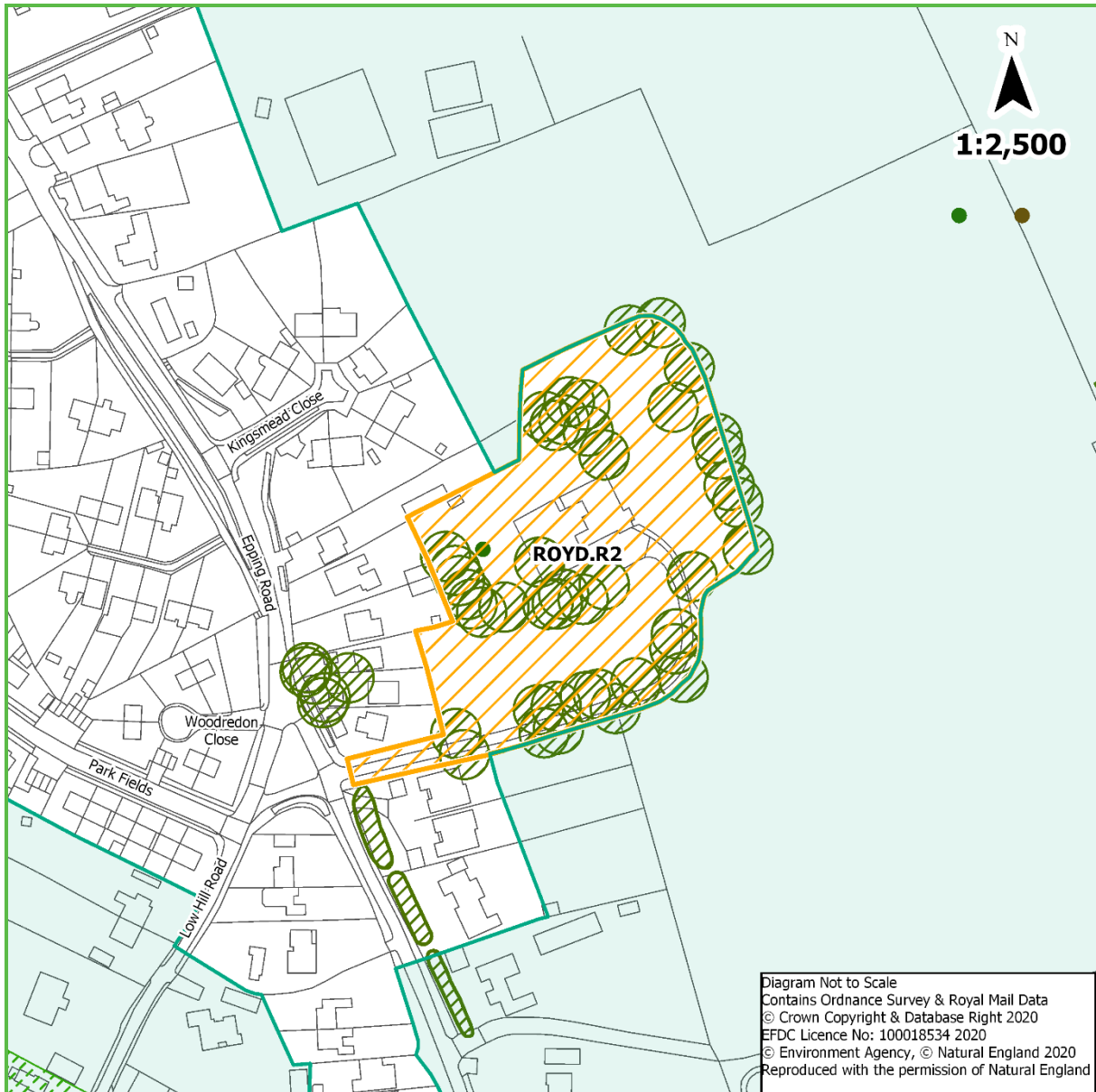
#### On-site Constraints

- E. The site has potential site access constraints. Development proposals should assess 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

- F. 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, CM19 5HU

**Settlement:** Roydon

**Proposed Use:** Residential

**Size (Ha)** 1.36

**Indicative Development Area (Ha)** 1.36

**Indicative Net Density (DpH)** 16

**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 policies in the Local Plan as a whole. This includes any relevant policies in Part One as well as any site specific policy requirements provided in Part Two. Planning applications should also comply with the Council's approved Validation Requirements.

## ROYD.R2 Land at Kingsmead School

### Site Specific Policy Requirements

#### Source Protection Zone

- A. The site is located within Source Protection Zone 1, corresponding to Roydon Pumping Station. Development proposals should demonstrate provision of adequate safeguards against possible contamination. This should be demonstrated through the submission of a Construction Management Statement in accordance with Part D of Policy DM21.

#### Trees

- B. There is an Ancient and Veteran Tree and trees which are protected by Tree Preservation Orders on the site. 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 trees within on-site open or amenity space.

#### Landscape Character

- C. 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.

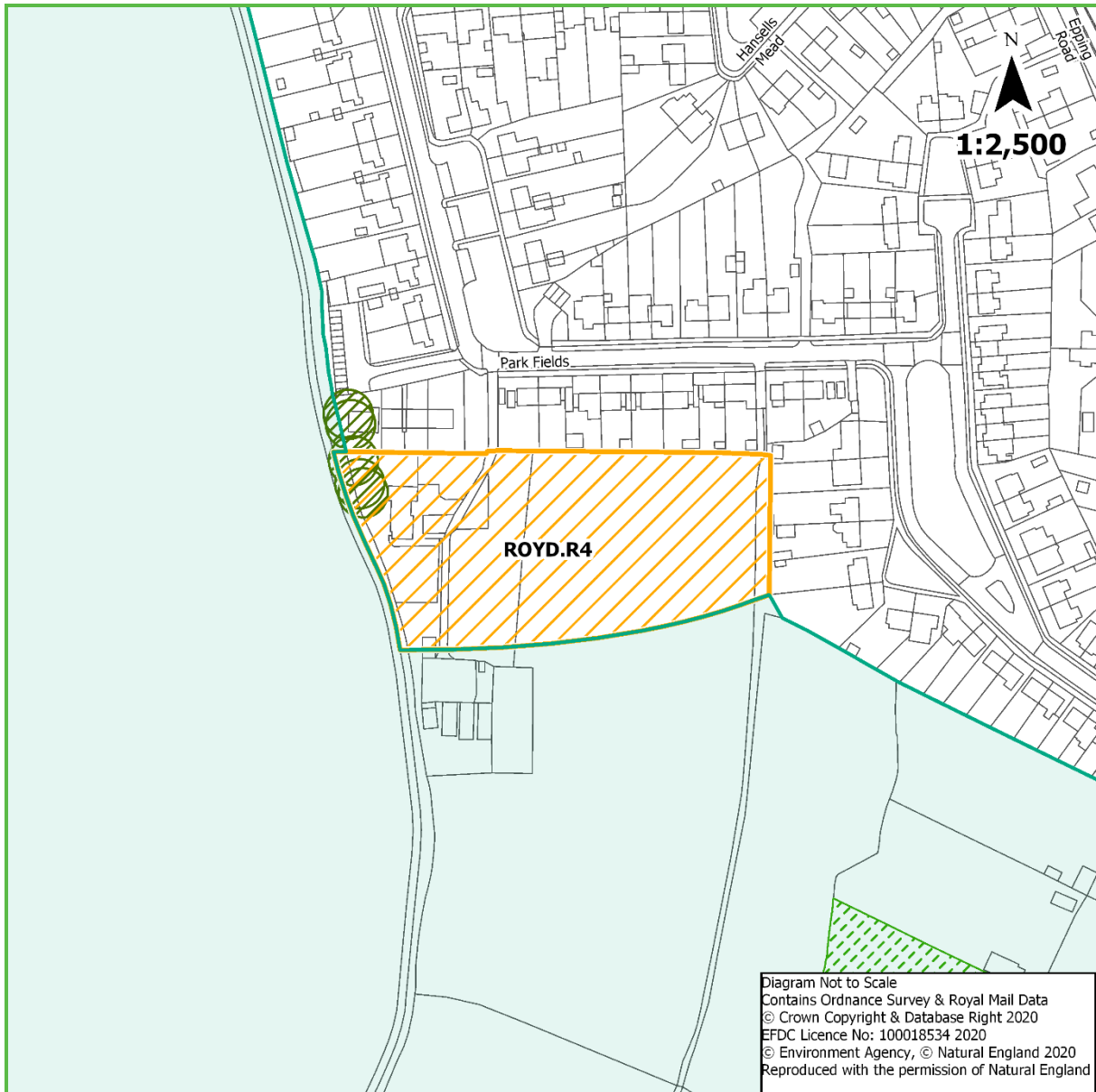
#### On-Site Constraints

- D. The site has potential site access constraints. Development proposals should assess 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

- E. 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.R4 Land at Parklands Nursery



<b>Site Address:</b> Parklands Nursery, Parkfields, Roydon, CM19 5JB	
<b>Settlement:</b> Roydon	<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.98
<b>Indicative Development Area (Ha)</b>	0.90
<b>Indicative Net Density (DpH)</b>	23
<b>Approximate Net Capacity (Dwellings)</b>	20
<b>Site Description:</b> The site contains one residential dwelling, outbuildings and agricultural land. It is bounded by residential development to the North and East and agricultural land to the West and South.	

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



## ROYD.R4 Land at Parklands Nursery

### Site Specific Policy Requirements

#### Ecology and Trees

- A. There are trees in the North Western corner of the site which are protected by Tree Preservation Orders. 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 trees within on-site open or amenity space.
- B. Development of the site may indirectly affect a nearby Wood Pasture and Parkland Priority Habitat. Development proposals should demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with the requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Wood Pasture and Parkland Priority Habitat; where such impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.

#### Settlement Character

- C. Development of this site has the potential to affect the character of the settlement due to its location on the settlement edge and that the surrounding existing development is low density. Development proposals should demonstrate how they will protect and enhance the character of the area including through sensitive design and careful consideration of the layout and extent, development form, levels, density, height, scale, massing and materials of proposals.

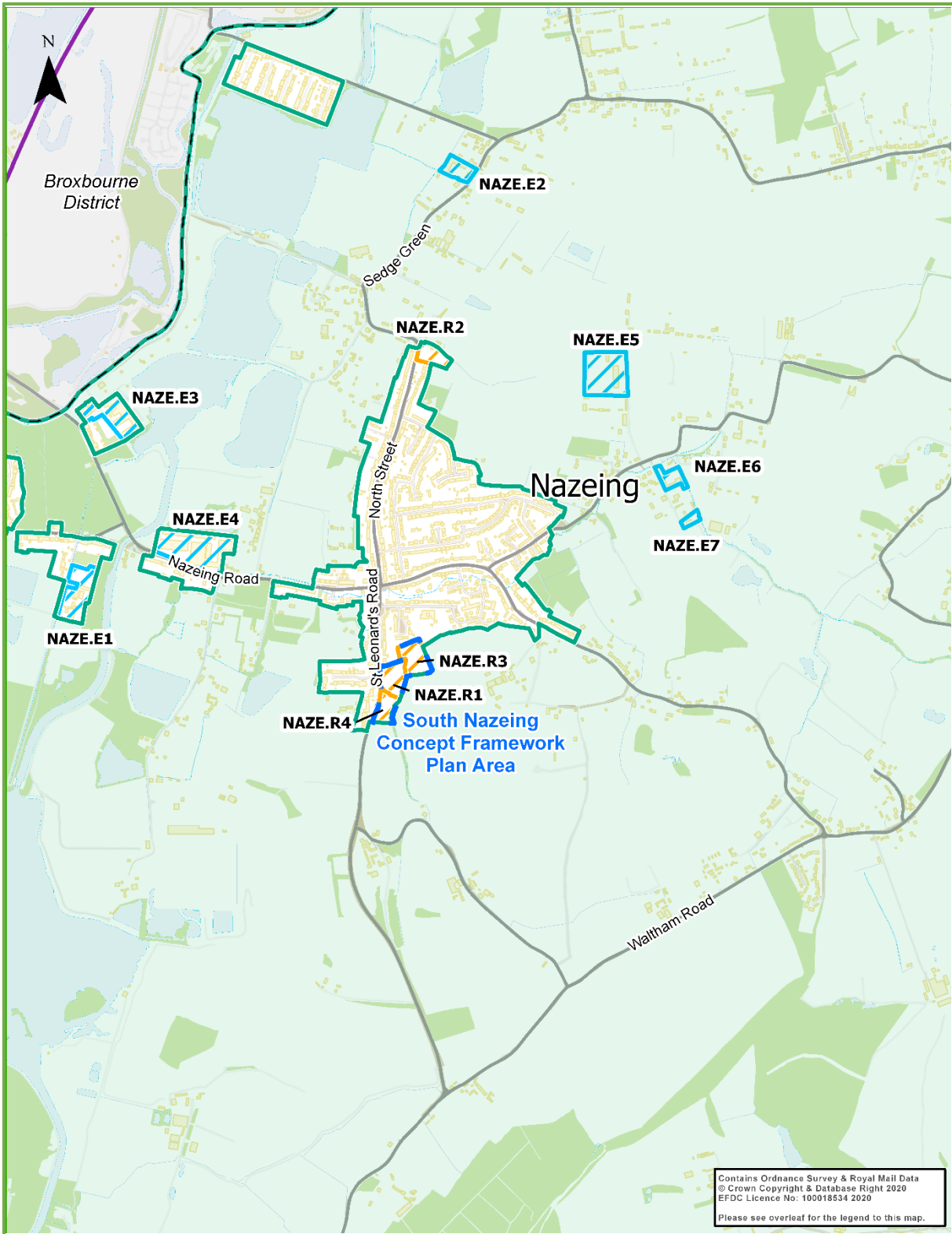
#### On-site Constraints

- D. The site includes an existing Public Right of Way along the Eastern edge and connects Parkfield to Low Hill Road. This connection 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

- E. 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



Note: The employment designations identified in this map are detailed in Part Two: Section B.

### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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### Acronyms

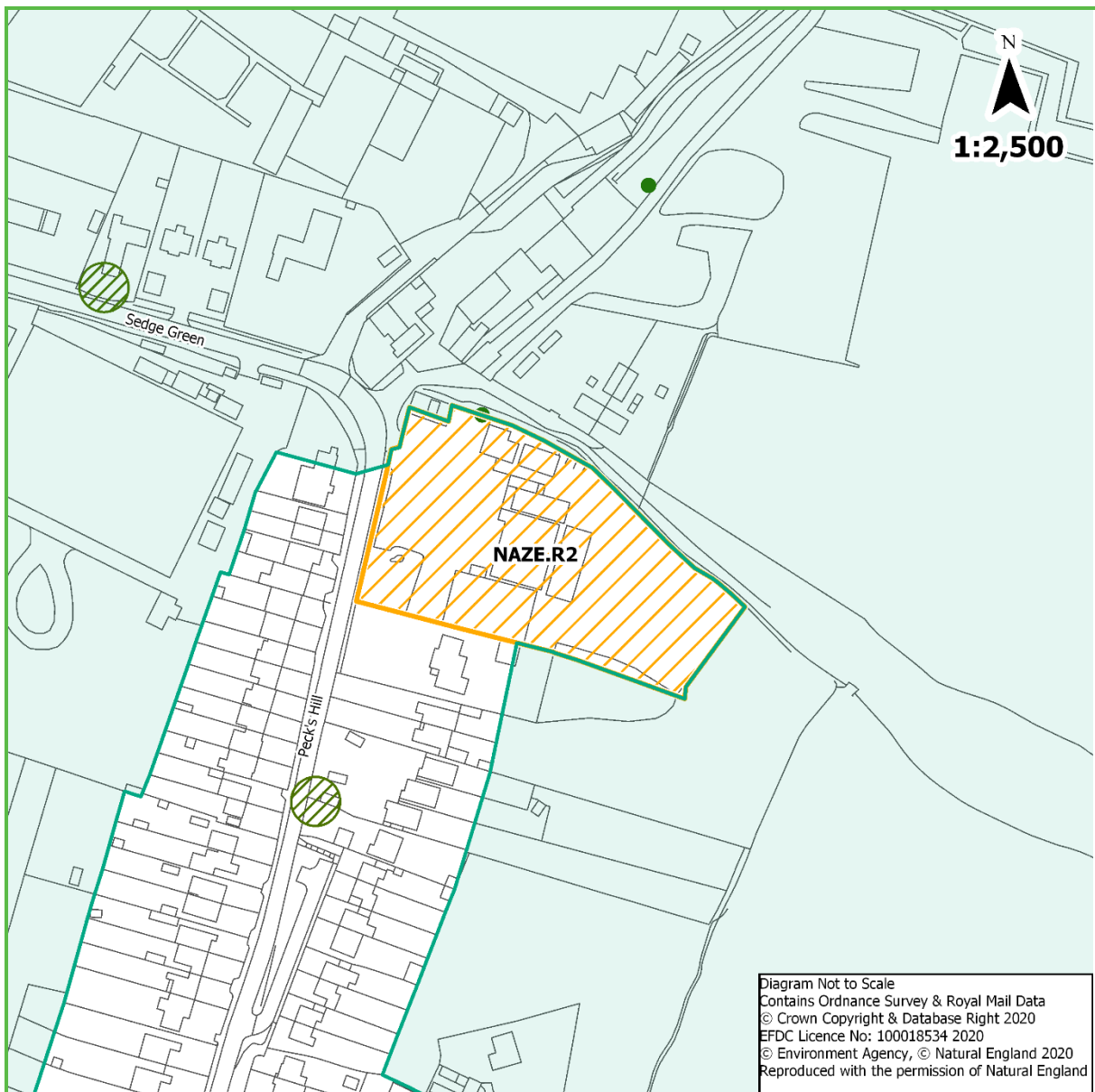
DpH	Dwellings per Hectare
Ha	Hectare

### Residential Site Allocations

NAZE.R2 The Fencing Centre

South Nazeing Concept Framework Plan

## NAZE.R2 The Fencing Centre



**Site Address:** The Fencing Centre, Pecks Hill, Nazeing, 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)** 25

**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 policies in the Local Plan as a whole. This includes any relevant policies in Part One as well as any site specific policy requirements provided in Part Two. Planning applications should also comply with the Council's approved Validation Requirements.

## NAZE.R2 The Fencing Centre

### Site Specific Policy Requirements

#### Trees

- A. 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.

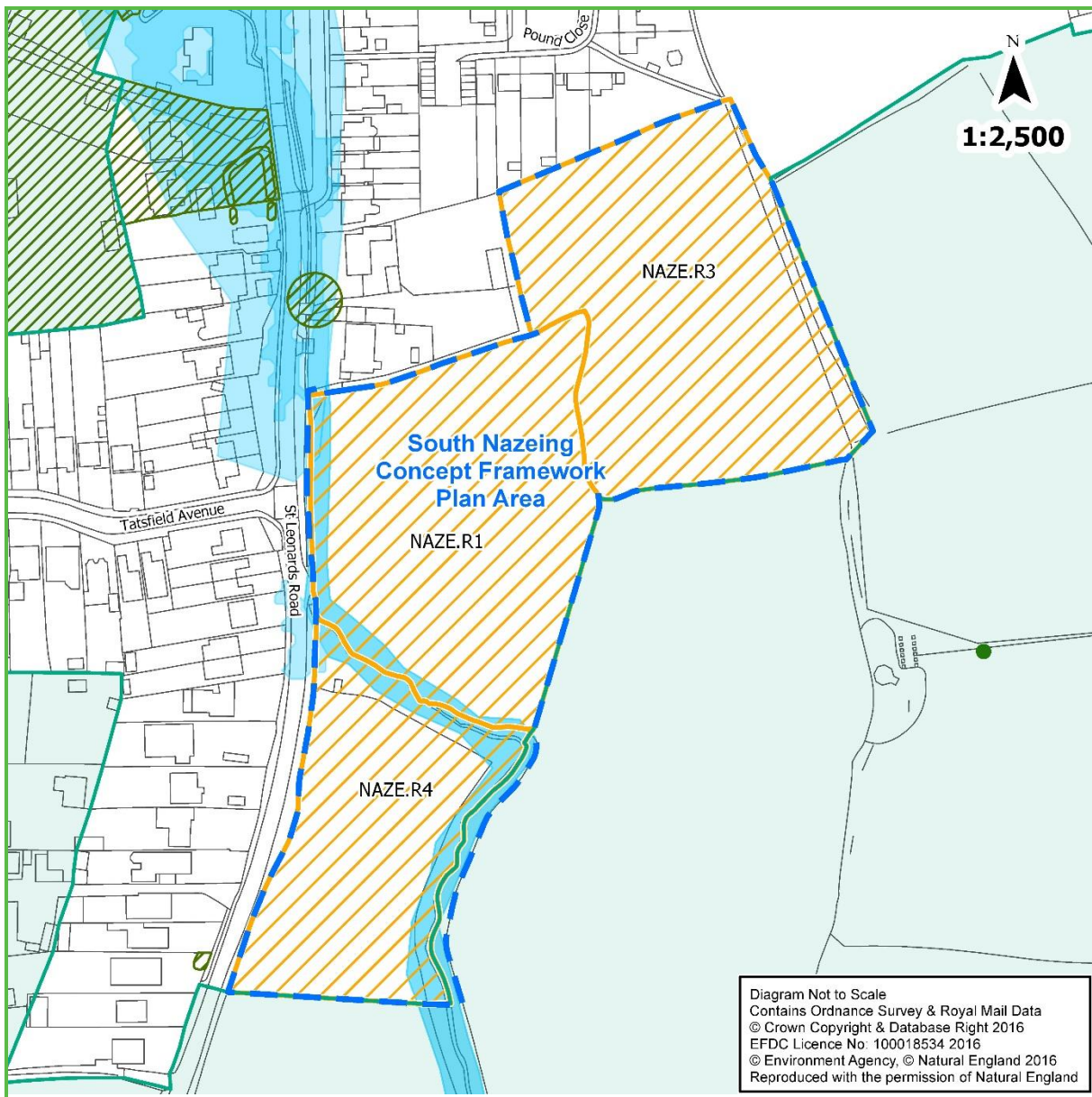
#### On-site Constraints

- B. 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 development. Should upgrades be required, development proposals should demonstrate how these will be delivered. This includes ensuring that appropriate visibility splays can be accommodated within the existing access point.
- C. The site includes an existing Public Right of Way along the Northern boundary of the site and connects Pecks Hill to Hoe Lane. This connection should be retained as part of the development and be integrated within the development layout. Where possible, development proposals should seek to improve connectivity with the wider network, and 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

- D. 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 and Southern edges of the site may need to be strengthened.

## South Nazeing Concept Framework Plan



<b>Settlement:</b> Nazeing		<b>Proposed Use:</b> Residential	
<b>Concept Plan Area (Ha)</b>	3.33	<b>Site Description:</b> 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.	
<b>Indicative Development Area (Ha)</b>	2.98		
<b>Minimum Net Capacity</b>	93		
<b>Site Allocations included in Concept Framework Plan:</b>			
• NAZE.R1 Land at St. Leonards Road	• 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 policies in the Local Plan as a whole. This includes any relevant policies in Part One as well as any site specific policy requirements provided in Part Two. Planning applications should also comply with the Council’s approved Validation Requirements.

## South Nazeing Concept Framework Plan

### Site Specific Policy Requirements

#### Flood Risk

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

#### Ecology

- B. Development of the Area may affect a Protected Species (Great Crested Newts) population. Development proposals should demonstrate that they have assessed the impacts of the proposal on the Great Crested Newts, informed by a full survey and site assessment. Development proposals should demonstrate that they have sought to avoid any adverse impact on the 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 DM1.

#### Design

- C. The Concept Framework Plan should address the place shaping issues identified in Policy SP2 and the following requirements:
- (i) the mix of homes to be provided including tenures, types and sizes;
  - (ii) the principles of the design including key design features, integration of the development into the wider landscape and materials palette;
  - (iii) the approach to amenity/greenspace provision and landscaping;
  - (iv) the approach to minimising the impact on the adjacent and nearby heritage assets;
  - (v) 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
  - (vi) the on-site and off-site infrastructure required to support the development proposals and how this will be provided ahead of or in tandem with the development it supports.
- D. The Concept Framework Plan and development proposals for the sites located within the Concept Framework Plan Area should be considered and informed by the Quality Review Panel.

#### Heritage

- E. Development of the Area, particularly to the North, may impact upon the setting of the Grade II listed Cutlands, located to the North West of the site. Proposals that may affect the setting of this heritage asset should preserve or wherever possible, enhance the asset's significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting.

#### On-site Constraints

- F. 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 and safety will be maximised across and between the three site allocations. This includes exploring opportunities for safe and convenient cycling and pedestrian routes to access Nazeing Primary School from the South.
- G. The Concept Framework Plan Area includes existing Public Rights of Way, which cross NAZE.R1 East to West and NAZE.R3 North to South. They connect St Leonards Road with Perry Hill, Old House Lane and Laundry Lane. These connections should be retained as part of the development and should be integrated within the development layout. Where possible, development proposals should seek to improve connectivity with the wider network, and 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

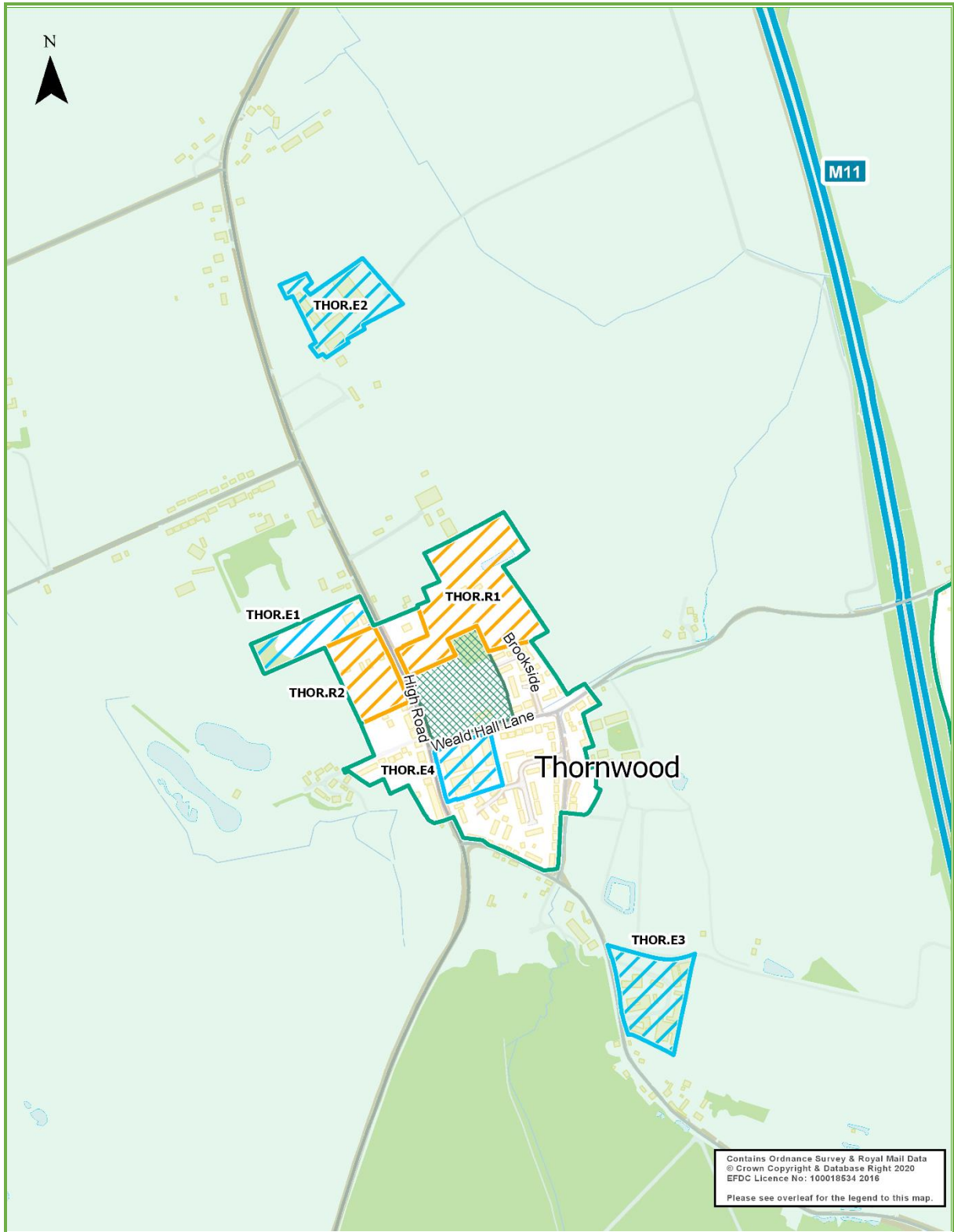
- H. As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the Southern and part of the Eastern edge of the Concept Framework Plan Area.

### South Nazeing Concept Framework Plan

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 Eastern edge of the site may need to be strengthened.







































# Thornwood



Note: The employment designations identified in this map are detailed in Part Two: Section B.

### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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### Acronyms

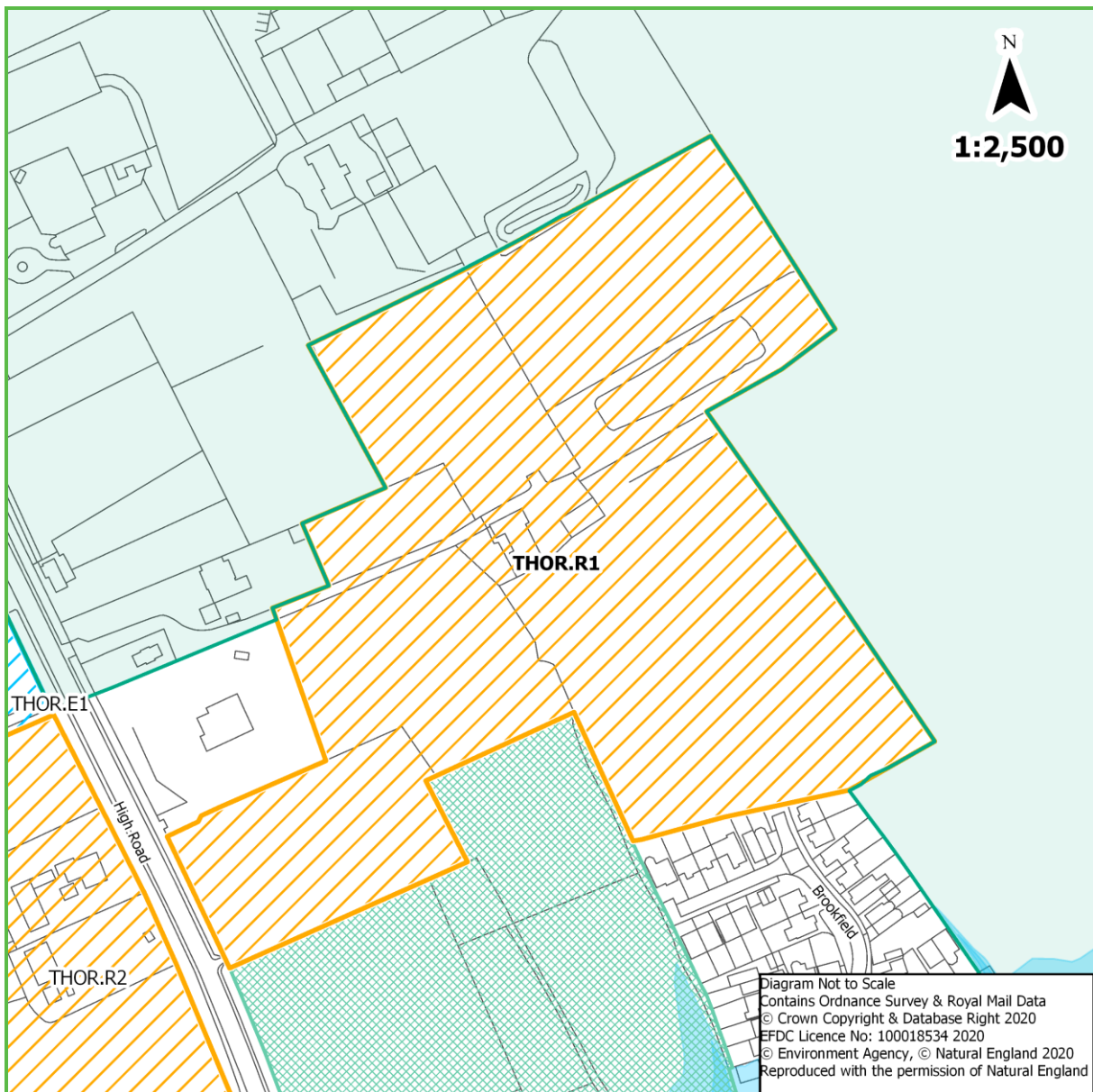
DpH	Dwellings per Hectare
Ha	Hectare

### Residential Site Allocations

THOR.R1 Land at Tudor House

THOR.R2 Land West of High Road

## THOR.R1 Land at Tudor House



**Site Address:** High Road, Thornwood, CM16 6LU

**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 policies in the Local Plan as a whole. This includes any relevant policies in Part One as well as any site specific policy requirements provided in Part Two. Planning applications should also comply with the Council's approved Validation Requirements.

## THOR.R1 Land at Tudor House

### Site Specific Policy Requirements

#### Design

- A. Development proposals should demonstrate that consideration has been given to the biodiversity and amenity value provided by Thornwood Common adjacent to the site. Development proposals must incorporate an ecological buffer along the Southern edge of the site to mitigate potential impacts upon Thornwood Common.
- B. Development proposals for this site should be considered and informed by the Quality Review Panel.

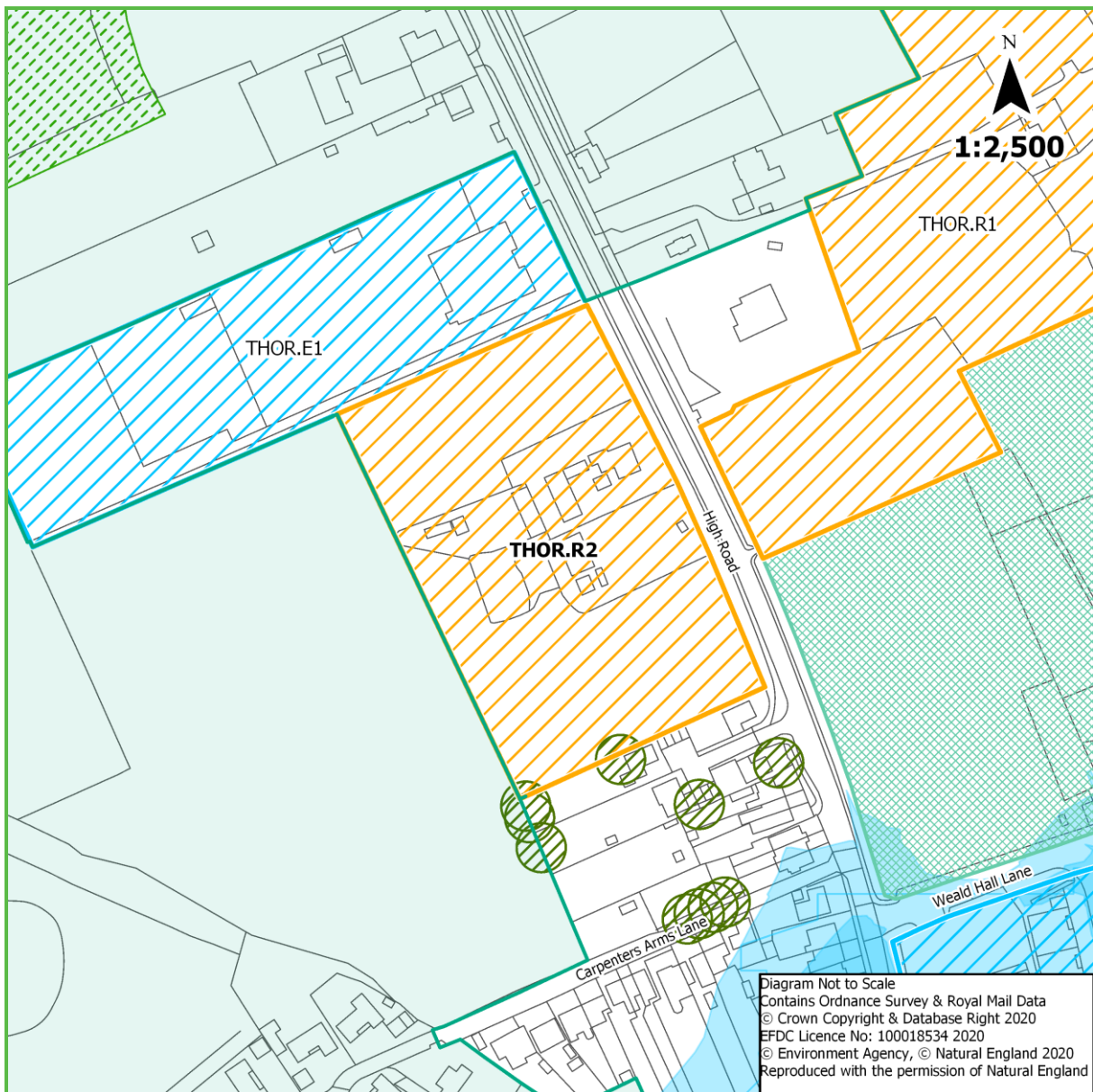
#### On-site Constraints

- C. 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. Consideration should be given to the most appropriate access, including connectivity via Brookfields.

#### Green Belt Boundary

- D. 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 West of High Road



**Site Address:** High Road, Thornwood, CM16 6LU

**Settlement:** Thornwood

**Proposed Use:** Residential

**Size (Ha)**

1.59

**Site Description:**

The site contains a single dwelling and associated gardens and greenfield land. It is bounded by the High Road (B1393) to the East, employment uses to the North, residential development to the South and greenfield land to the West.

**Indicative Development Area (Ha)**

1.59

**Indicative Net Density (DpH)**

35

**Approximate Net Capacity (Dwellings)**

48

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

**THOR.R2 Land West of High Road**

**Site Specific Policy Requirements**

**Trees**

- A. There are trees on the boundary of the site which are protected by Tree Preservation Orders. 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 trees within on-site open or amenity space.








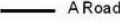







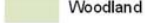


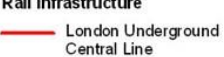











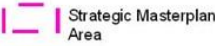
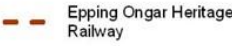
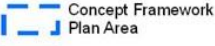



**Green Belt Boundary**

- B. 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.

# Coopersale



### Legend

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

### Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

### Residential Site Allocations

COOP.R1 Land at Parklands



## COOP.R1 Land at Parklands

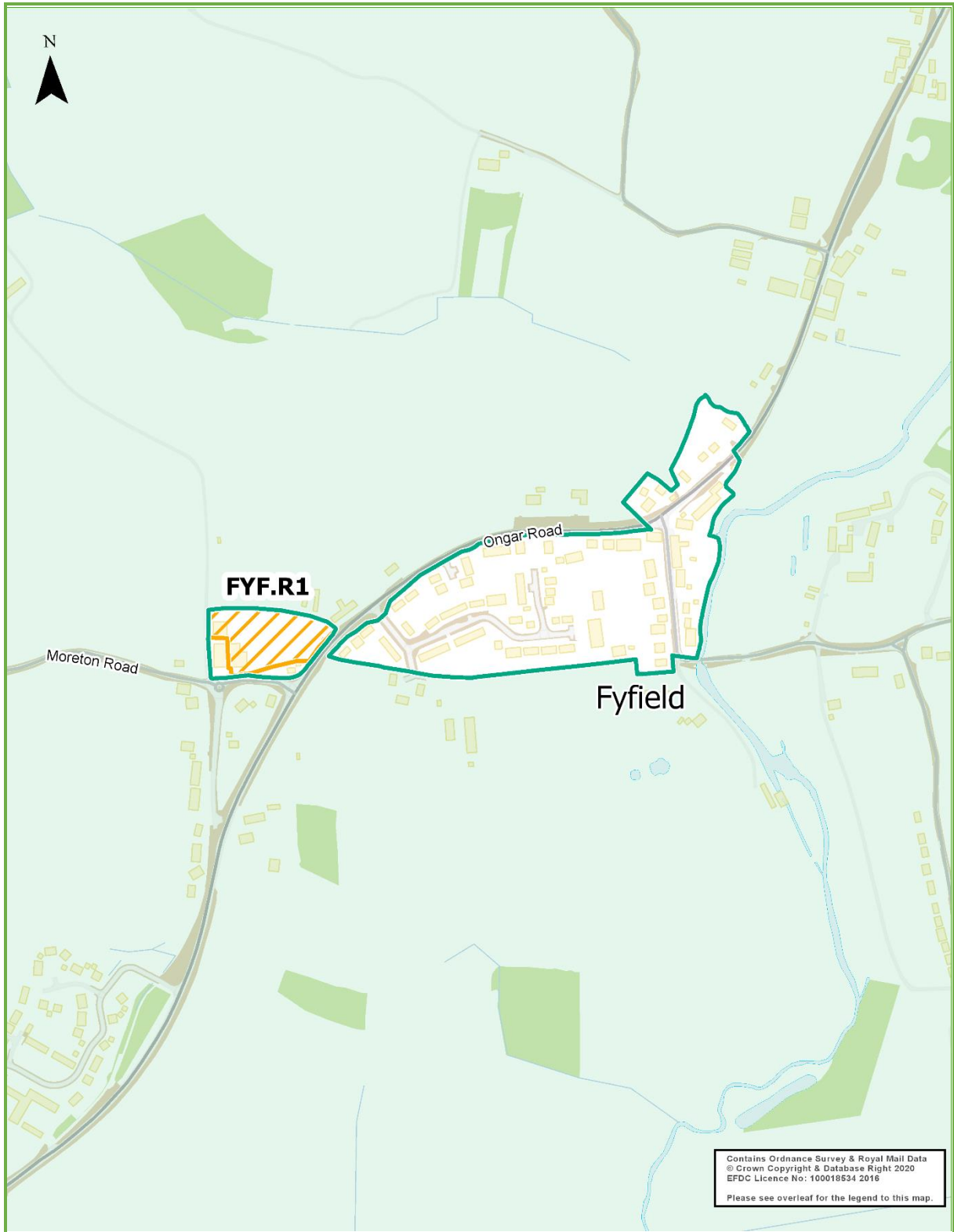


**Site Address:** 28-91 Parklands, Coopersale, CM16 7RE

<b>Settlement:</b> Coopersale		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.16	<b>Site Description:</b> 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.  There are no site specific policy requirements for this site.
<b>Indicative Development Area (Ha)</b>	0.16	
<b>Indicative Net Density (DpH)</b>	83	
<b>Approximate Net Capacity (Dwellings)</b>	6	

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

# Fyfield



### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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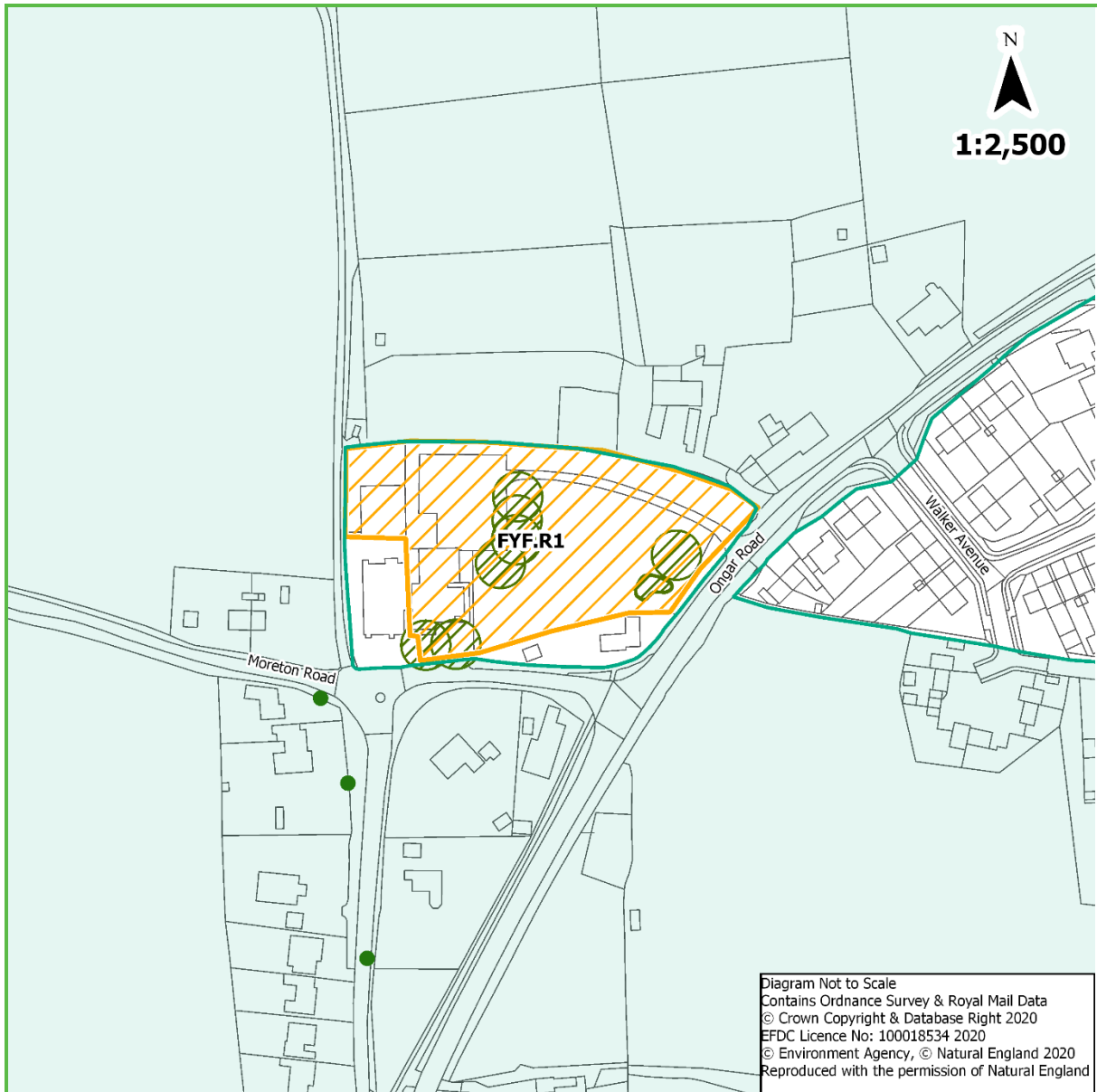
### Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

### Residential Site Allocations

FYF.R1 Land at Gypsy Mead

## FYF.R1 Land at Gypsy Mead



<b>Site Address:</b> Ongar Road, Fyfield, CM5 0RB		
<b>Settlement:</b> Fyfield		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.81	<b>Site Description:</b> The site contains retail and industrial uses and associated car park. It is bounded by Ongar Road (B184), Moreton Road and residential buildings to the South and East, agricultural land to the West and residential development to the North.
<b>Indicative Development Area (Ha)</b>	0.81	
<b>Indicative Net Density (DpH)</b>	17	
<b>Approximate Net Capacity (Dwellings)</b>	14	

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

## FYF.R1 Land at Gypsy Mead

### Site Specific Policy Requirements

#### Trees

- A. There are trees on the site which are protected by Tree Preservation Orders. 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 trees within on-site open or amenity space.

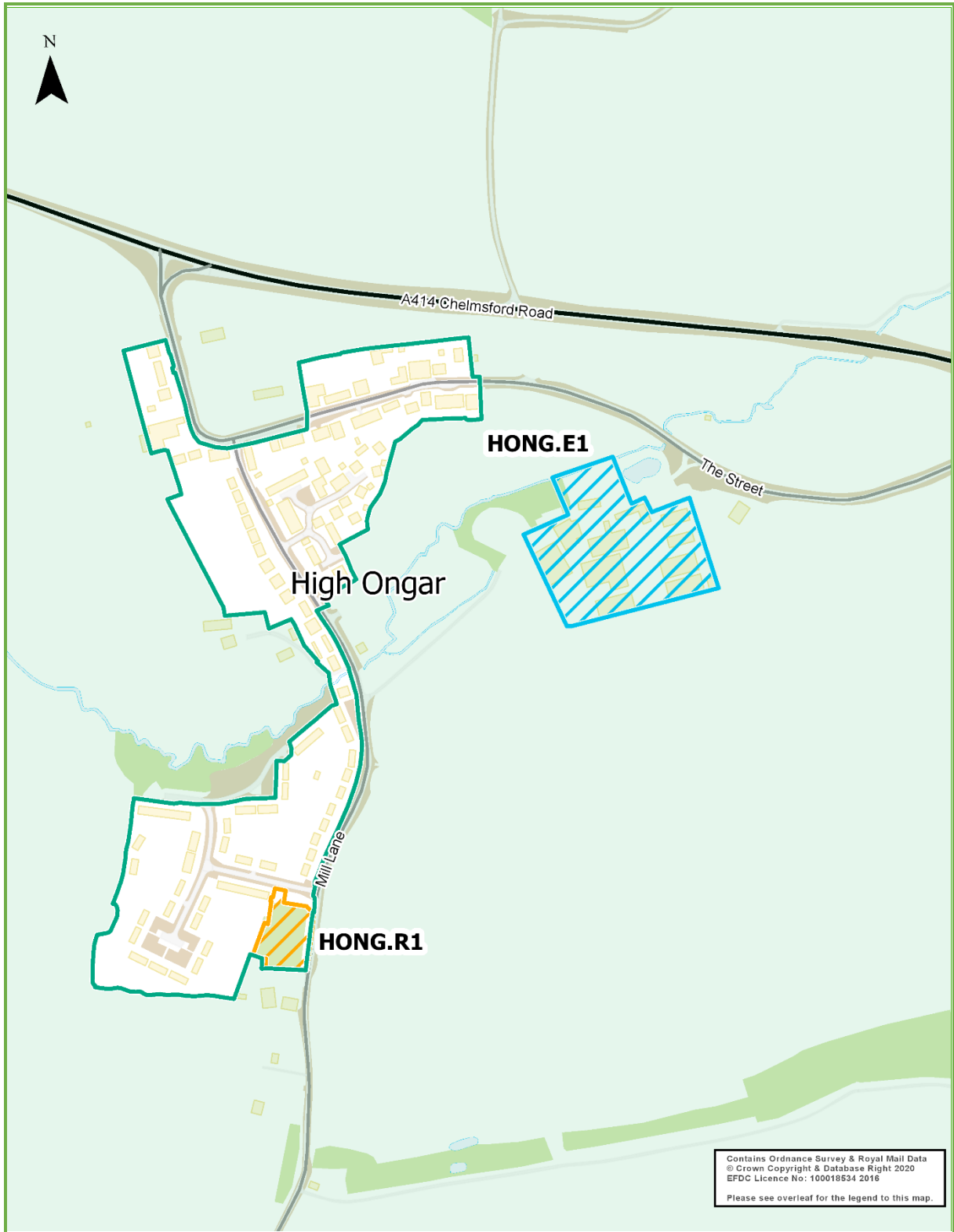
#### Landscape Character

- B. 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





































- C. Development may impact upon the setting of the Grade II listed Mill Hatch, which is to the South East of the site. Proposals that may affect the setting of this heritage asset should preserve or wherever possible, enhance the asset's significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting. Development proposals should incorporate adequate screening between the new development and the heritage asset.

# High Ongar



Note: The employment designation identified in this map is detailed in Part Two: Section B.

### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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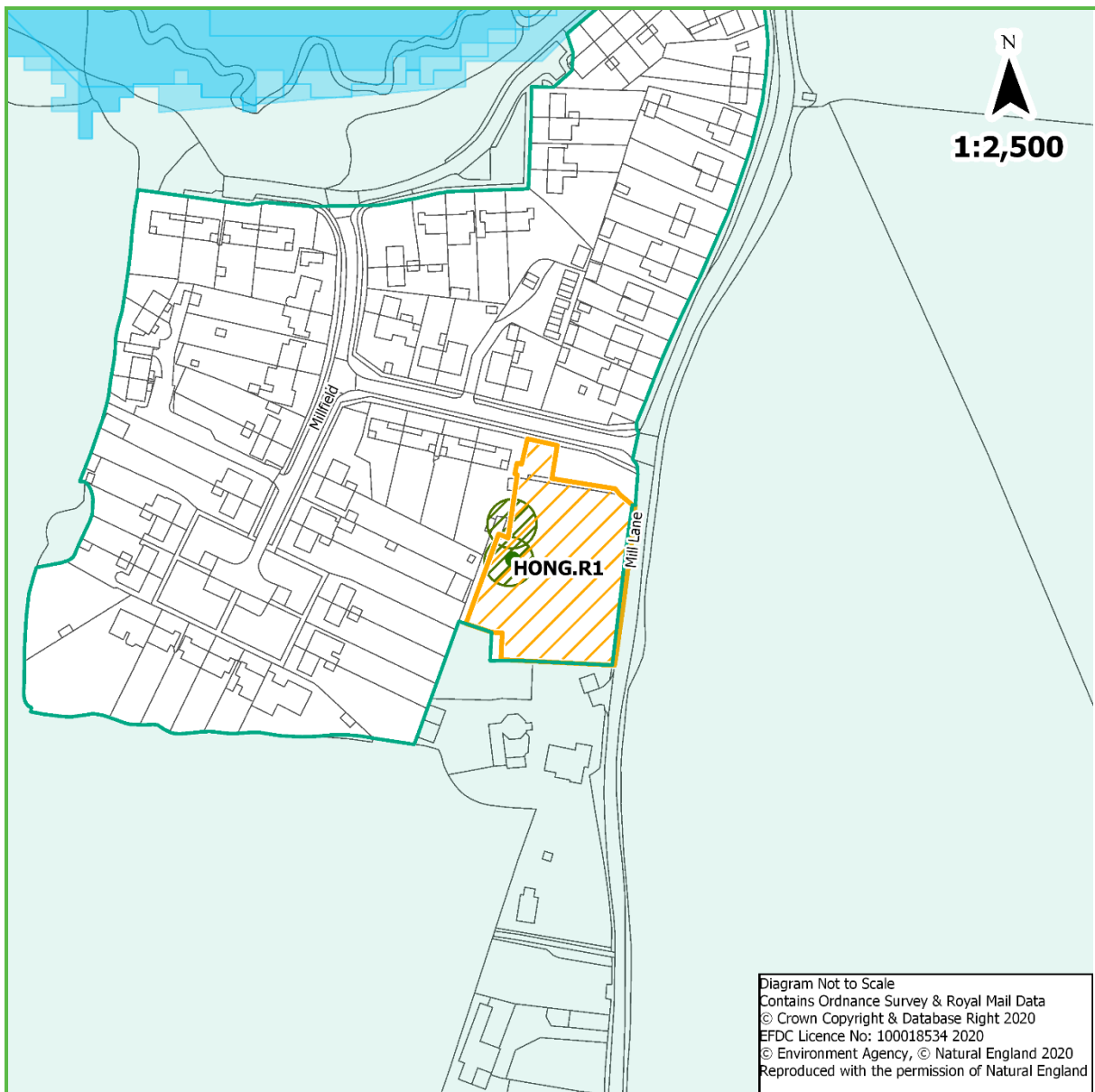
### Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

### Residential Site Allocations

HONG.R1 Land at Mill Lane

## HONG.R1 Land at Mill Lane



<b>Site Address:</b> Mill Lane, High Ongar, CM5 9RQ		
<b>Settlement:</b> High Ongar		<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.33	<b>Site Description:</b> 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.
<b>Indicative Development Area (Ha)</b>	0.33	
<b>Indicative Net Density (DpH)</b>	31	
<b>Approximate Net Capacity (Dwellings)</b>	10	

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



**HONG.R1 Land at Mill Lane**

**Site Specific Policy Requirements**

**Trees**

- A. There are trees on the Western part of 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.

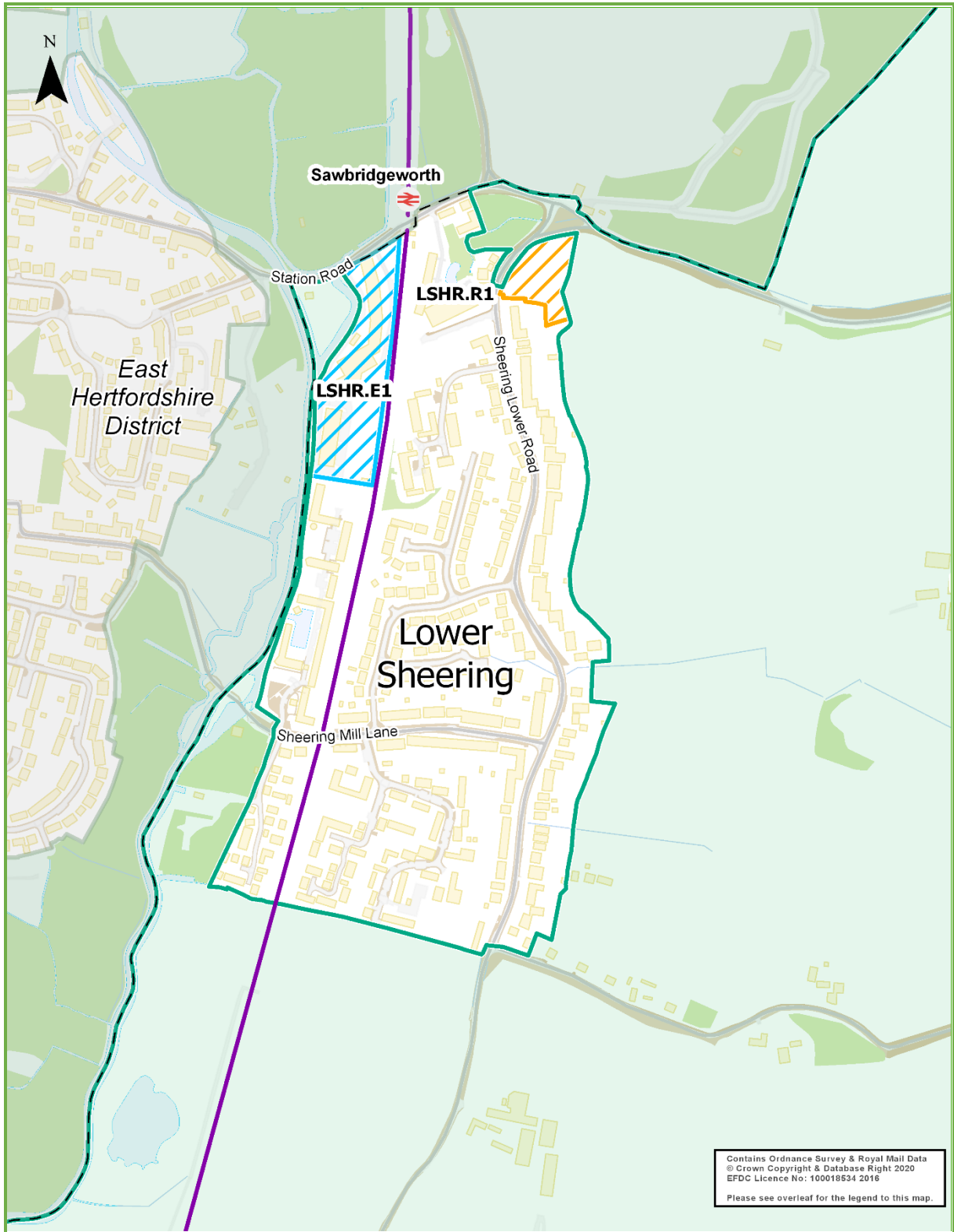
**On-site Constraints**

- B. Development proposals should create a new vehicular access for the site from Millfield. This is to ensure a safe access point is provided which has sufficient capacity for the development it serves.

**Green Belt Boundary**

- C. 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.

# Lower Sheering



Note: The employment designation identified in this map is detailed in Part Two: Section B.

### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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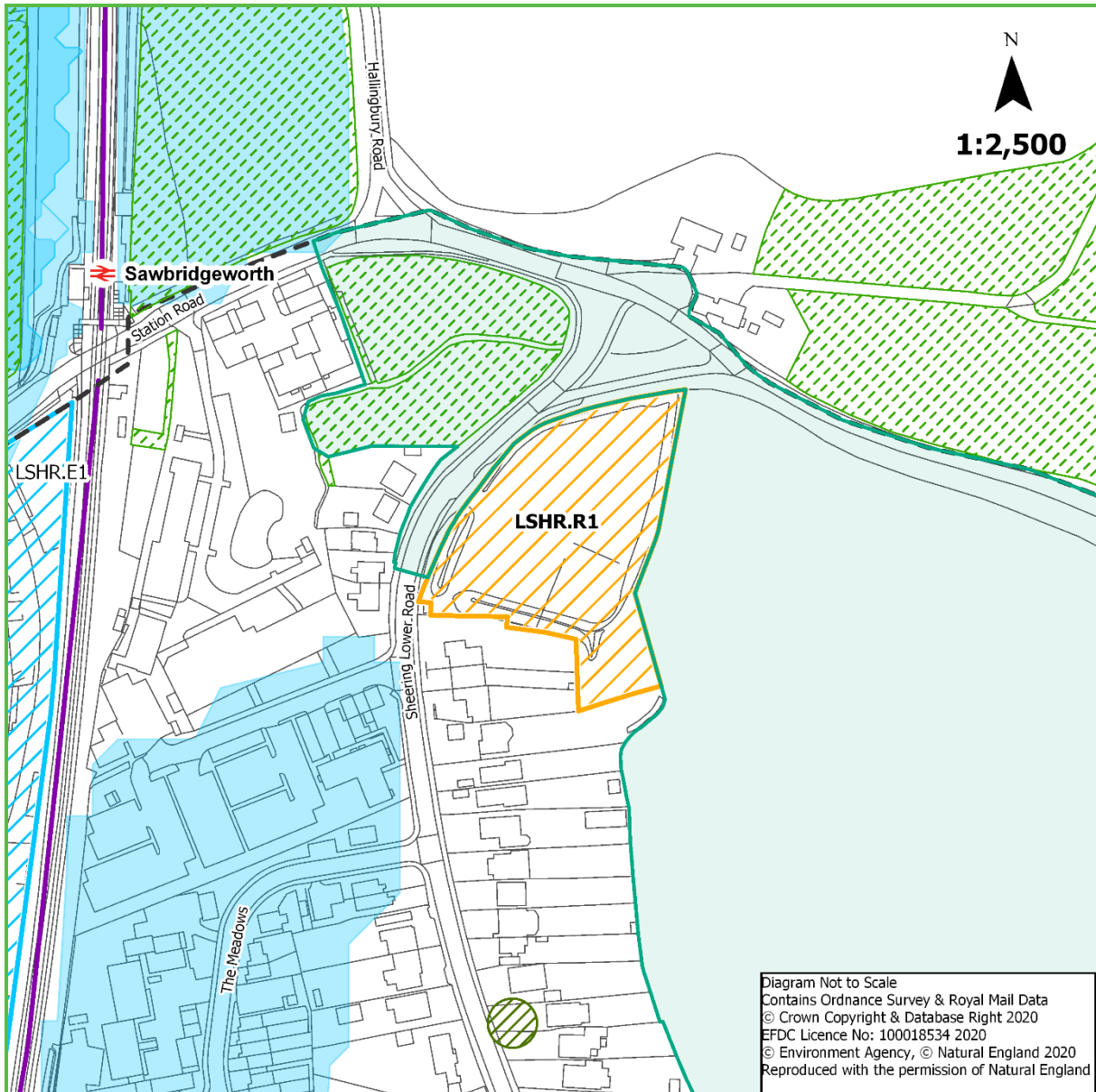
### Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

### Residential Site Allocations

LSHR.R1 Land at Lower Sheering

## LSHR.R1 Land at Lower Sheering



**Site Address:** Sheering Lower Road, Lower Sheering, CM21 9HZ

**Settlement:** Lower Sheering

**Proposed Use:** Residential

**Size (Ha)** 0.63

**Indicative Development Area (Ha)** 0.63

**Indicative Net Density (DpH)** 23

**Approximate Net Capacity (Dwellings)** 14

**Site Description:**

The site is greenfield land. It is bounded by residential development to the South, Sheering Lower Road to the West and North, and agricultural land to the East.

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

## LSHR.R1 Land at Lower Sheering

### Site Specific Policy Requirements

#### Flood Risk

- A. The site has been identified as being at risk of surface water flooding. The design and layout of any development proposals should reduce the vulnerability and consequences of surface water flooding to the site and its surroundings. In order to achieve this, development proposals should incorporate appropriate surface water drainage measures having regard to the Environment Agency Risk of Flooding from Surface Water Maps (RoFSW).

#### Ecology

- B. Development of the site may indirectly affect the Deciduous Woodland Priority Habitat. Development proposals should demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with the requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Deciduous Woodland Priority Habitat; where such adverse impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.

#### Heritage

- C. Development may impact upon the setting of the Grade II\* Listed Lodges at the Southern entrance to the Park of Great Hyde Hall. Proposals that may affect the setting of these heritage assets should preserve or wherever possible, enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance and the contribution made by their setting.
- D. The site is located adjacent to the Lower Sheering Conservation Area which is listed on the Heritage at Risk Register. Development proposals should preserve or enhance the setting, including views in and out of the Conservation Area. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area.





































#### Green Belt Boundary

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

# Sheering



### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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### Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

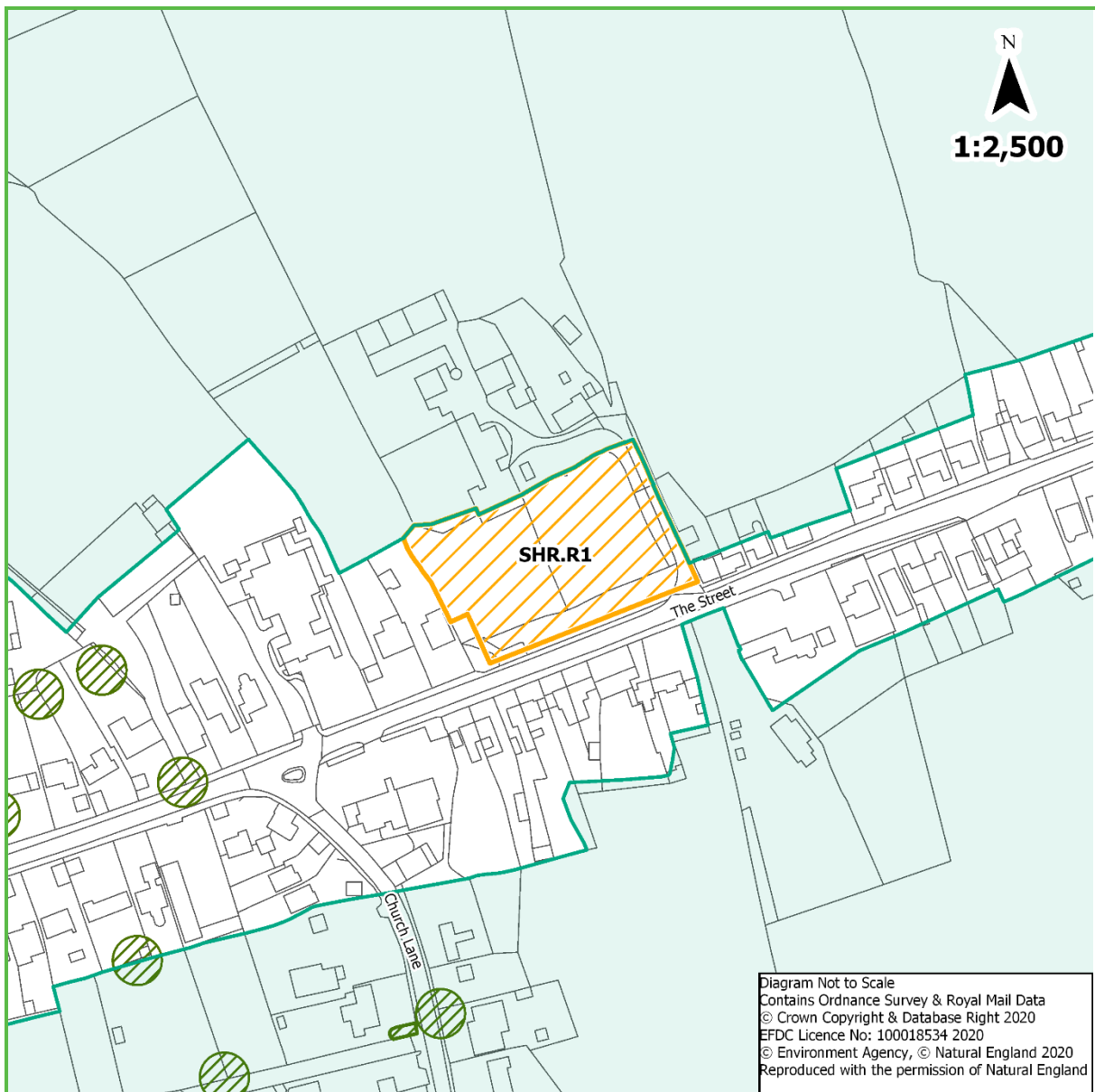
### Residential Site Allocations

SHR.R1 Land at Daubneys Farm

SHR.R2 Land East of the M11

SHR.R3 Land North of Primley Lane

## SHR.R1 Land at Daubneys Farm



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

**Settlement:** Sheering

**Proposed Use:** Residential

**Size (Ha)** 0.48

**Indicative Development Area (Ha)** 0.41

**Indicative Net Density (DpH)** 26

**Approximate Net Capacity (Dwellings)** 10

**Site Description:**

The site is agricultural land. It is bounded by The Street (B183) to the South, Daubneys Farm to the North and residential development to the East and West.

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



## SHR.R1 Land at Daubneys Farm

### Site Specific Policy Requirements

#### Heritage

- A. Development of the site may impact upon the settings of the Grade II\* listed Daubneys Farmhouse, Grade II listed Barn and listed buildings on The Street, located to the North and South of the site. Development proposals that may affect the settings of these heritage assets should preserve or wherever possible, enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance and the contribution made by their settings.

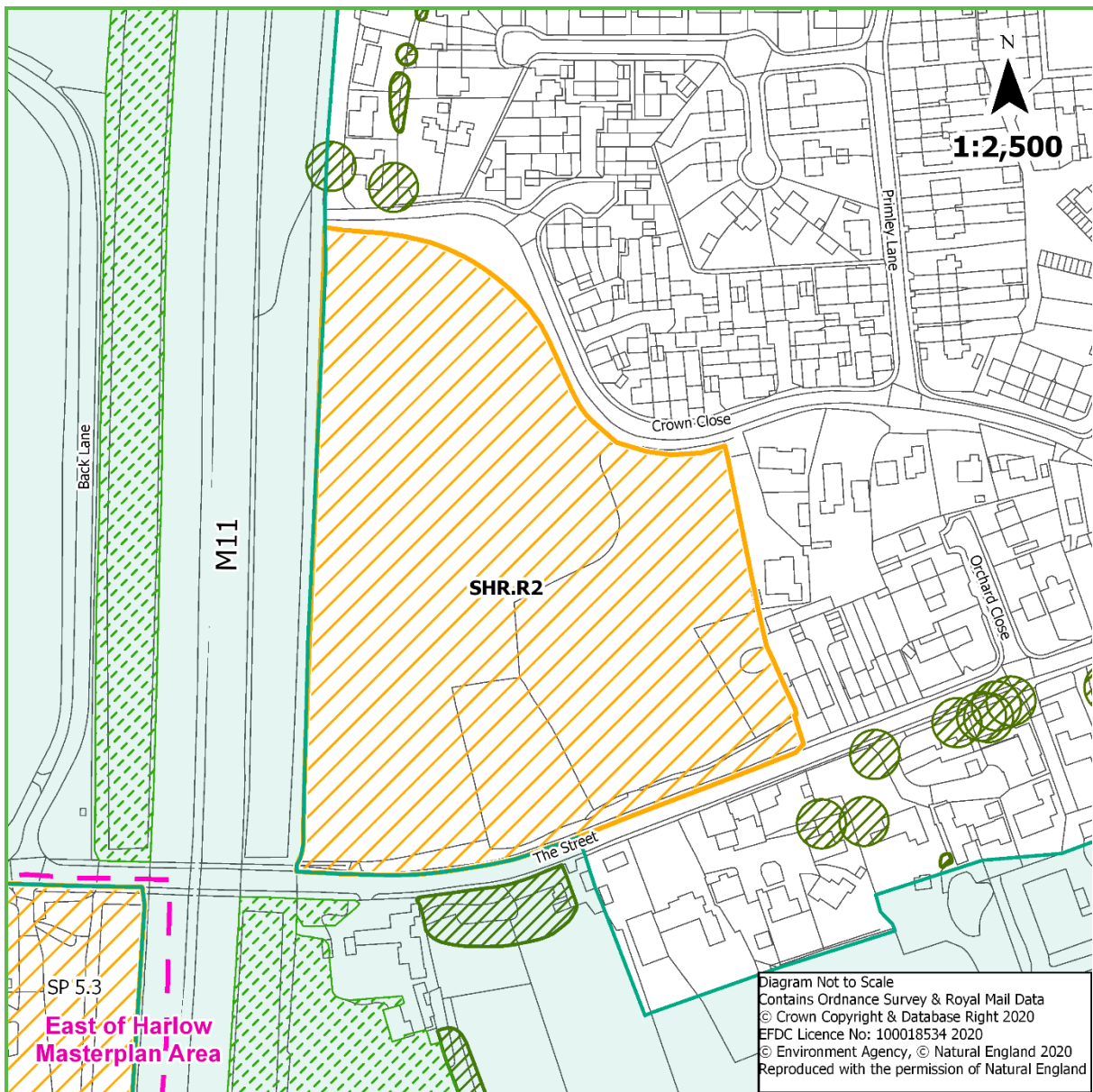
#### On-site Constraints

- B. Development proposals should demonstrate that they have assessed the need to improve the existing unmade access to Daubneys Farm. This is to ensure a safe access point is provided which has sufficient capacity for the development it serves.
- C. The site includes an existing Public Right of Way on the Eastern edge of the site along the access road to Daubneys Farm which connects The Street to Sawbridgeworth Road. This connection 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

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

## SHR.R2 Land East of the M11



<b>Site Address:</b> The Street, Sheering, CM22 7LY	
<b>Settlement:</b> Sheering	<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	3.01
<b>Indicative Development Area (Ha)</b>	2.87
<b>Indicative Net Density (DpH)</b>	24
<b>Approximate Net Capacity (Dwellings)</b>	62
<b>Site Description:</b> The site is greenfield land. It is bounded by the M11 to the West, Crown Close to the North, residential development to the East and The Street (B183) to the South.	

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

## SHR.R2 Land East of the M11

### Site Specific Policy Requirements

#### Ecology

- A. Development of the site may indirectly affect the Deciduous Woodland Priority Habitat. Development proposals should demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with the requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Deciduous Woodland Priority Habitat. Where such adverse impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.

#### Design

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

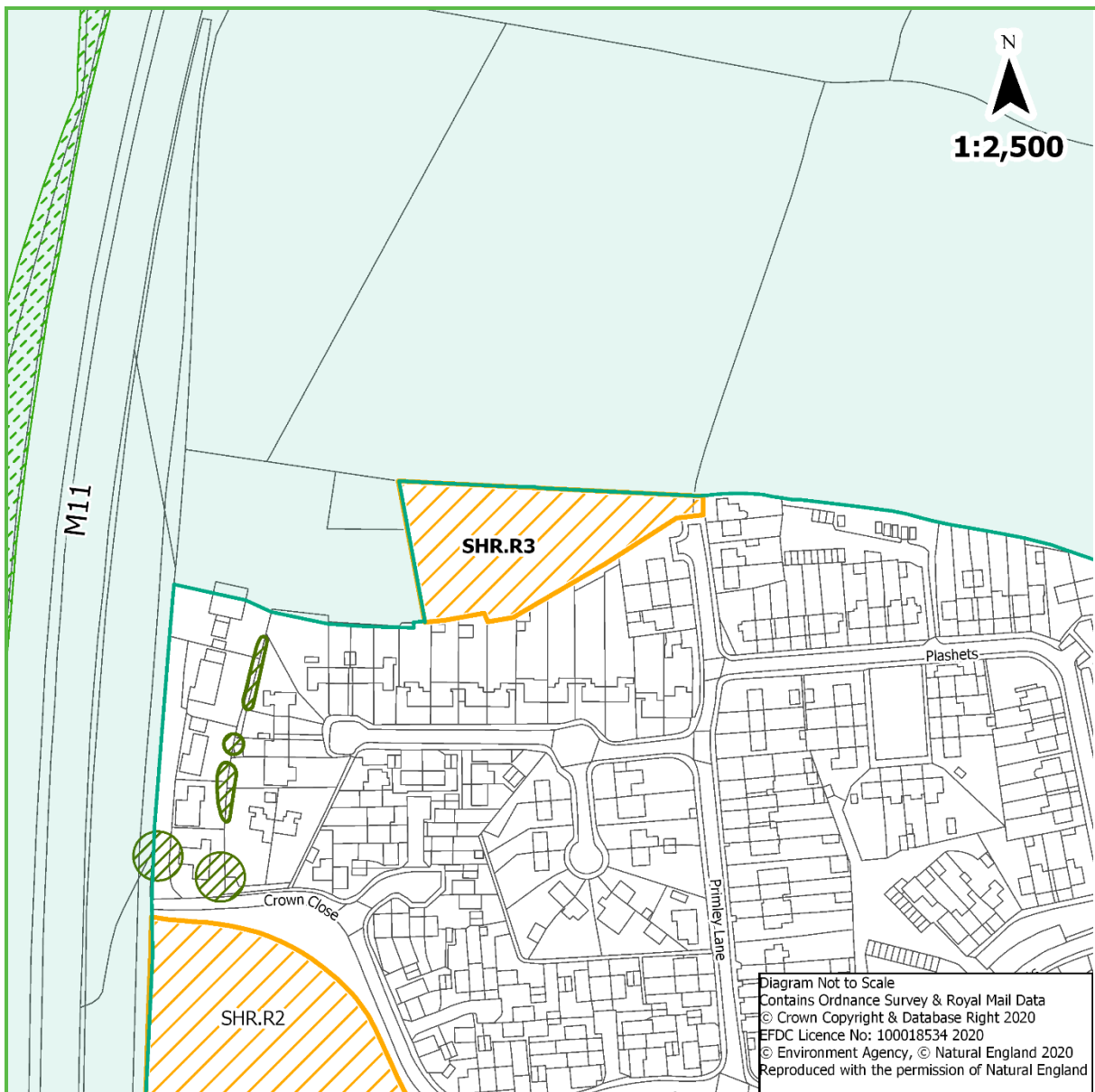
#### Heritage

- C. Development of the site may impact upon the settings of the Grade II listed Chambers Farmhouse and a pump, located to the South of the site. Development proposals that may affect the settings of these heritage assets should preserve or wherever possible, enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance and the contribution made by their settings.

#### On-site Constraints

- D. The site is identified as being at risk of noise and air quality impacts due to its proximity to the M11 motorway. Development proposals should demonstrate that any identified noise and air quality impacts are mitigated through careful design and layout. Measures could include orientating built development away from areas most affected, providing planting and earthworks to provide screening, and/or ensuring noise-insulating building materials are used.

## SHR.R3 Land North of Primley Lane



<b>Site Address:</b> Primley Lane, Sheering, CM22 7NH	
<b>Settlement:</b> Sheering	<b>Proposed Use:</b> Residential
<b>Size (Ha)</b>	0.36
<b>Indicative Development Area (Ha)</b>	0.36
<b>Indicative Net Density (DpH)</b>	35
<b>Approximate Net Capacity (Dwellings)</b>	12
<b>Site Description:</b> The site is agricultural land. It is bounded by residential development to the West, South and East, and agricultural land to the North.	

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

### SHR.R3 Land North of Primley Lane

#### Site Specific Policy Requirements

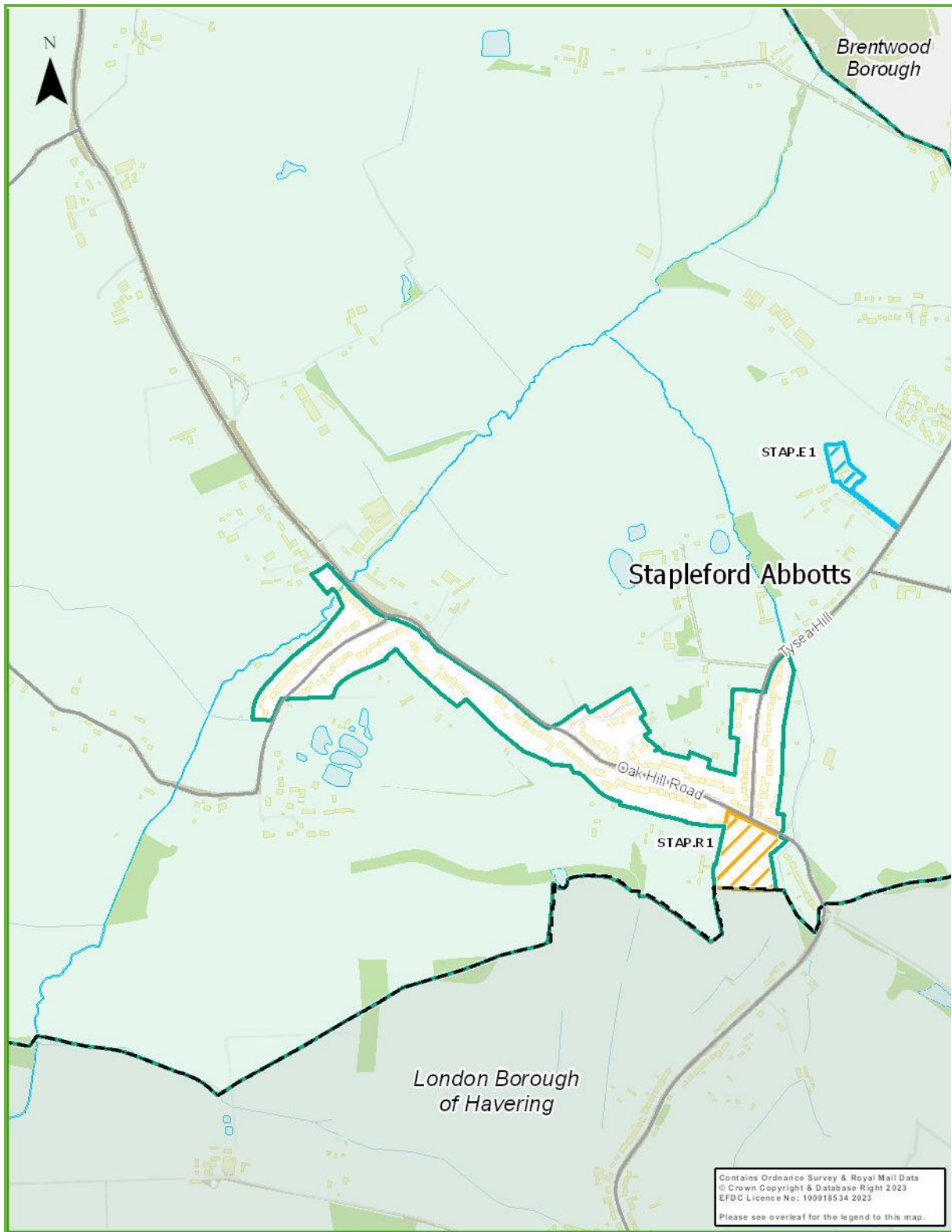
##### On-site Constraints

- A. The site includes an existing Public Right of Way, at the access point with Primley Lane which connects Primley Lane with the wider footpath network to the West, North and East. This connection should be retained as part of the development and be integrated within the development layout. Where possible, development proposals should seek to improve connectivity with the wider network, and 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

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

# Stapleford Abbotts



Note: The employment designation identified in this map is detailed in Part Two: Section B.

### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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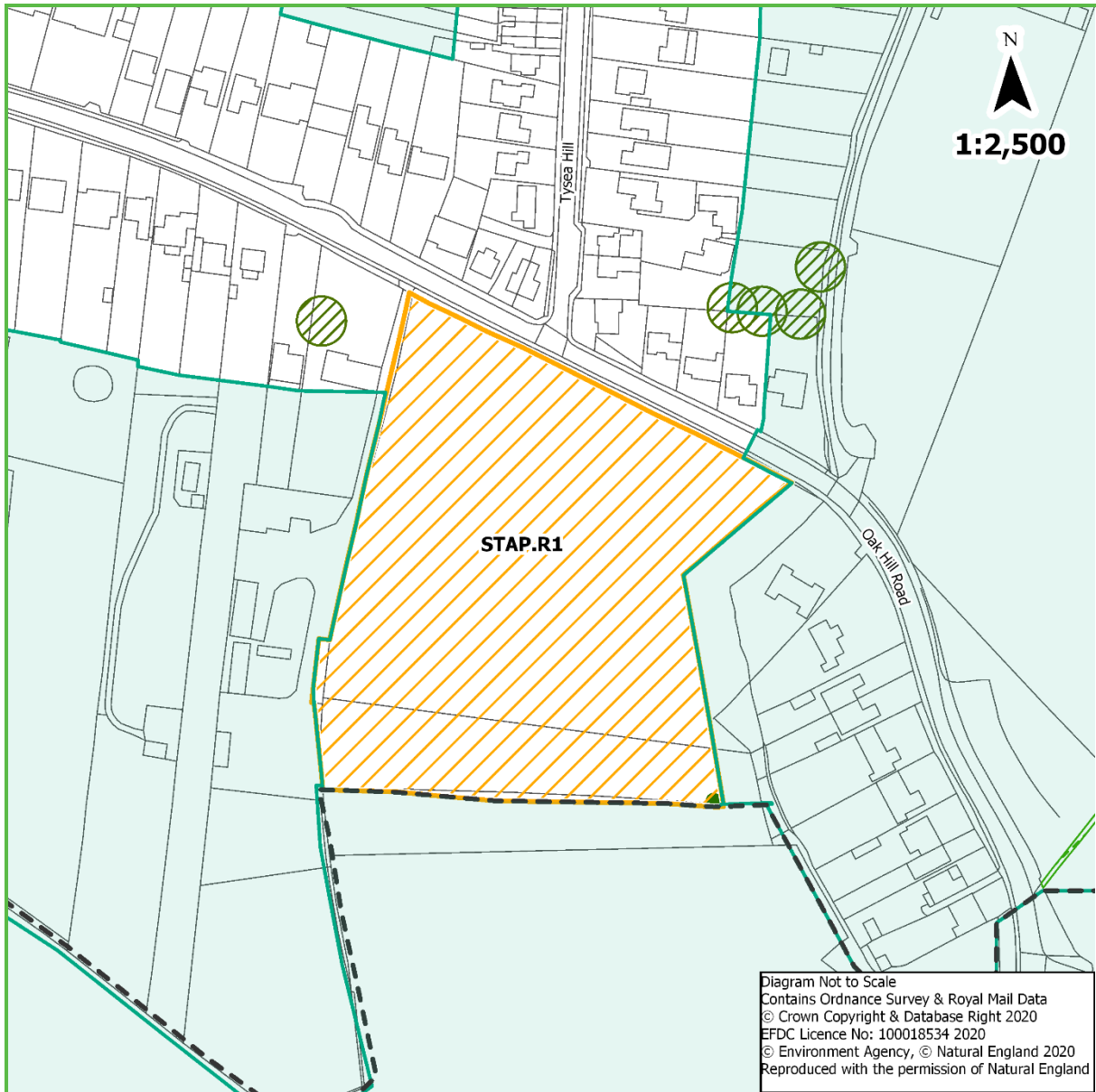
### Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

### Residential Site Allocations

STAP.R1 Land at Oak Hill Road

## STAP.R1 Land at Oak Hill Road



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

**Settlement:** Stapleford Abbots

**Proposed Use:** Residential

**Size (Ha)** 2.13

**Indicative Development Area (Ha)** 2.13

**Indicative Net Density (DpH)** 17

**Approximate Net Capacity (Dwellings)** 33

**Site Description:**

The site comprises grazing land and other greenfield land. It is bounded by Oak Hill Road (B175) to the North, residential development to the West and East and agricultural land to the South.

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



## STAP.R1 Land at Oakfield Road

### Site Specific Policy Requirements

#### Trees

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

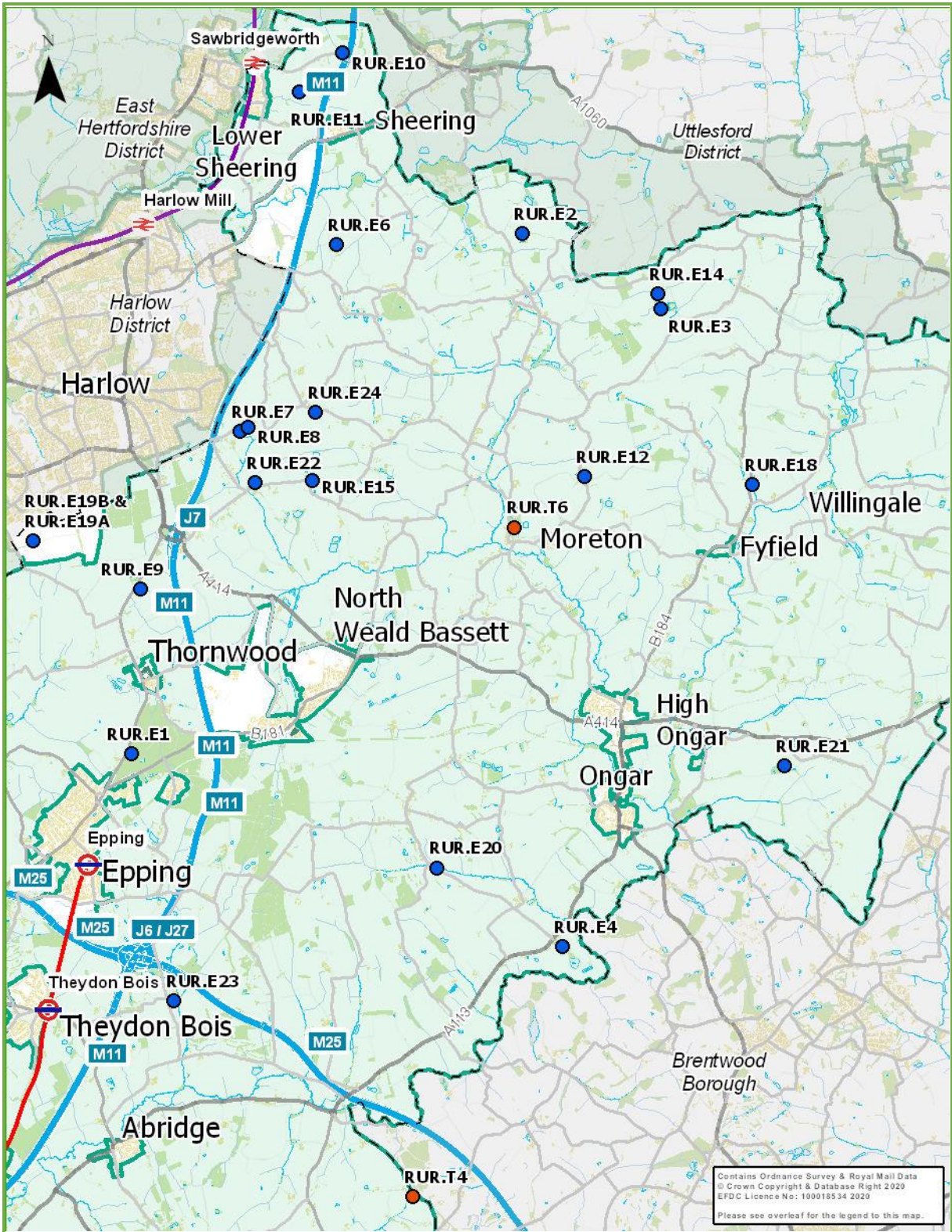
#### On-site Constraints

- B. The site is identified as having potential access constraints. Development proposals should consider the need to ensure a safe access point which has sufficient capacity for the development it serves. This includes ensuring that appropriate visibility splays can be accommodated within any proposed access point. The access point should also be sited in a way which enables safe use of the new access point into the site and of the existing junction between Tysea Hill and Oak Hill Road.

#### Green Belt Boundary

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

# Eastern Rural Sites



Note: The employment designations identified in this map are detailed in Part Two: Section B.

### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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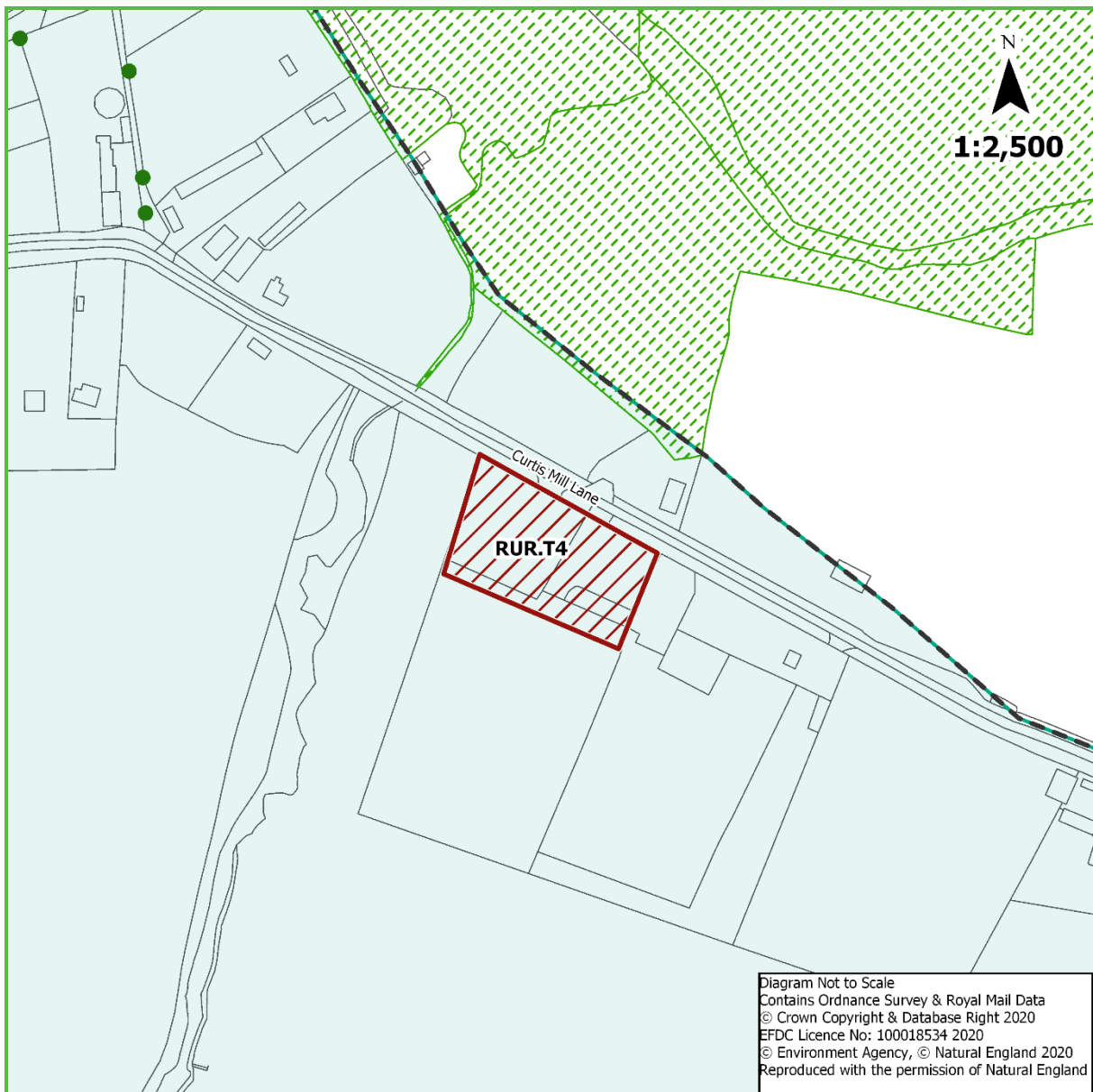
### Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

### Residential Site Allocations

- RUR.T4 Land at Valley View
- RUR.T6 Land at Lakeview

## RUR.T4 Land at Valley View



<b>Site Address:</b> Curtis Mill Lane, Stapleford Abbots, RM4 1HS	
<b>Parish:</b> Stapleford Abbots	<b>Proposed Use:</b> Traveller
<b>Size (Ha)</b>	0.30
<b>Indicative Development Area (Ha)</b>	0.1
<b>Net Capacity (pitches)</b>	1
<b>Site Description:</b> The site comprises an existing unauthorised traveller site. It is bounded to the North by Curtis Mill Lane and greenfield land to the West, South and East.	

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

## RUR.T4 Land at Valley View

### Site Specific Policy Requirements

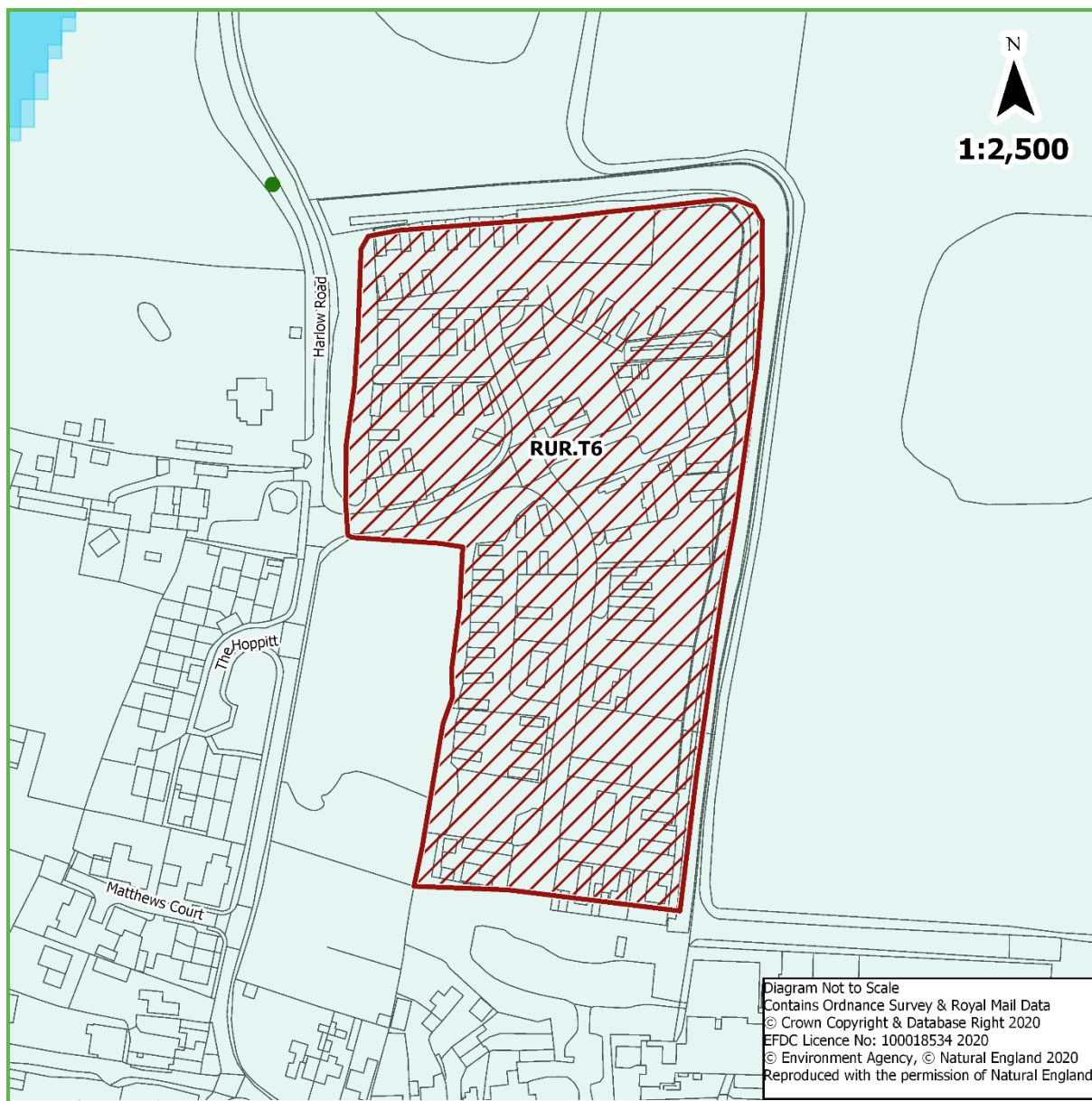
#### Ecology

- A. Development of the site may indirectly affect the following sites of ecological importance: Curtismill Green Site of Special Scientific Interest (SSSI), Lowland Meadow, Wood Pasture and Parkland Priority Habitats. Development proposals should demonstrate that they have assessed the impacts of the proposal on these sites of ecological importance informed by a full survey and site assessment. They should demonstrate that they have sought to avoid any adverse impact on the sites of ecological importance; where such impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.
- B. Consultation should be undertaken with Natural England to assess the impacts of development with respect to the Curtismill Green SSSI. Development proposals should make provision for any avoidance and mitigation measures to address any impacts on this nationally important habitat.

#### Landscape Character

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

## RUR.T6 Land at Lakeview



Site Address: Lakeview, Moreton, CM5 0GQ		
Settlement: Moreton		Proposed Use: Traveller
Size (Ha)	2.97	Site Description: The site comprises an existing travelling showpeople site with nine yards and a central area for maintenance and storage. There is vacant land at the North of the site. It is bounded by Harlow Road to the West, undeveloped land to the North, agricultural land to the East and residential development to the South.
Indicative Development Area (Ha)	0.1	
Approximate Net Capacity (yards)	1	

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

## RUR.T6 Land at Lakeview

### Site Specific Policy Requirements

#### Heritage

- A. The site is located adjacent to the Moreton Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. In doing so, consideration should be given to layout, development form, density, height, scale and landscaping/additional screening, for example through planted buffers, in order to mitigate any impact on the Conservation Area.

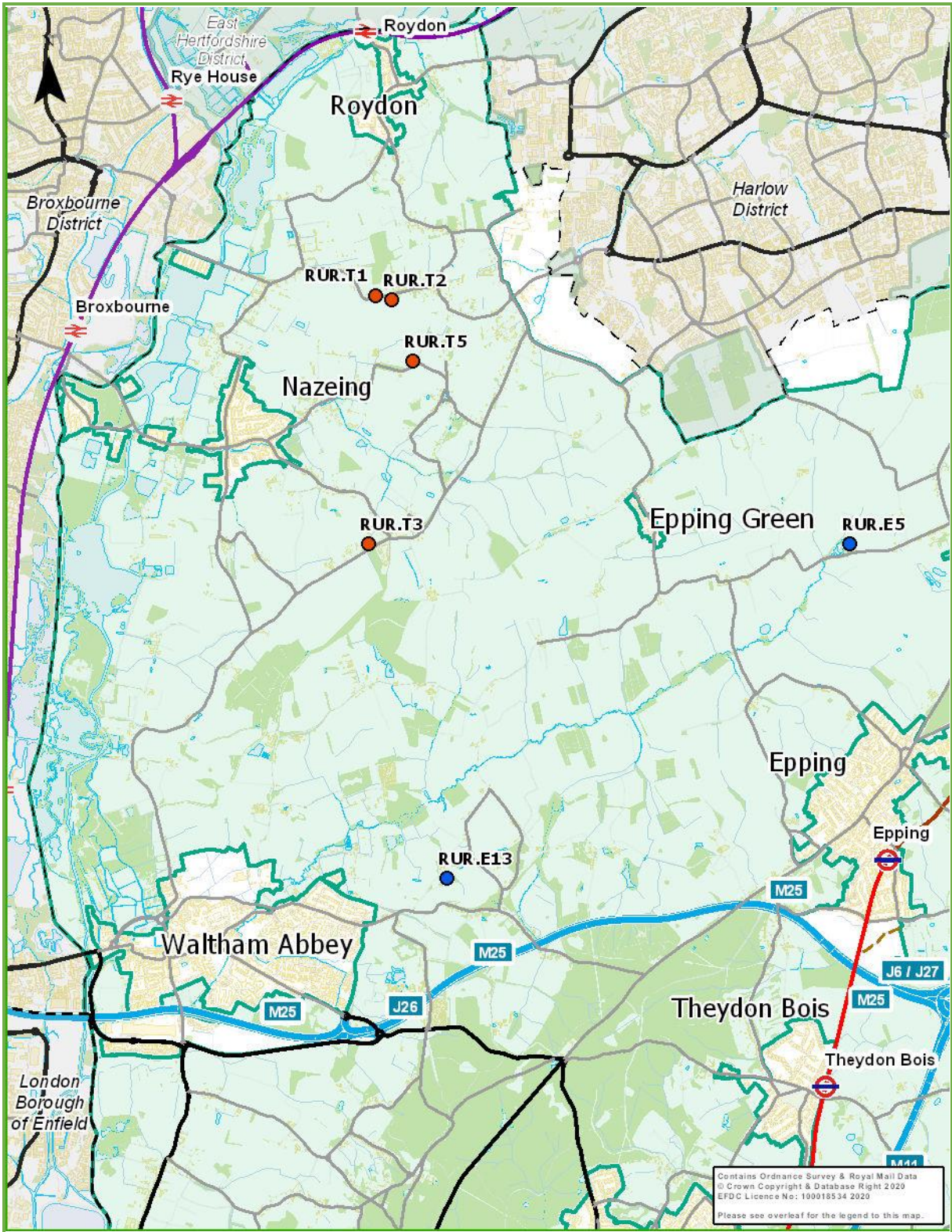
#### On-site Constraints

- B. Due to historic domestic landfill use, there is potential for severe contamination to be present on site. Development proposals for one additional yard should be carefully designed to prevent unacceptable risks from land contaminants to current or future occupants of the site. A Phased Land Contamination investigation will be required to accompany any planning application. If demonstrated to be necessary either:
- (i) remediation works shall be carried out, as agreed with the Council before development commences; or
  - (ii) the following works shall be undertaken in full and shall be managed and maintained for the lifetime of the use:
    - the land subject to the allocation for the additional yard (North East corner of the site) shall be covered by impermeable hard surfacing to prevent any contact with underlying soils;
    - areas beneath caravans must be left open and not used for storage purposes with no walls or skirting used to enclose the void to ensure that ventilation is maintained and there is no impediment of air flow to prevent the accumulation of ground gases within caravans; and
    - barrier potable water supply pipes shall be used to prevent contamination of the water supply by organic contaminants permeating plastic pipes.

#### Infrastructure

- C. Development proposals for this site must demonstrate that the intensification of plots and associated equipment stores has been balanced with the provision of amenity space for the residents of the site, including a children's play space of sufficient size and quality.





































# Western Rural Sites



Note: The employment designations identified in this map are detailed in Part Two: Section B.



### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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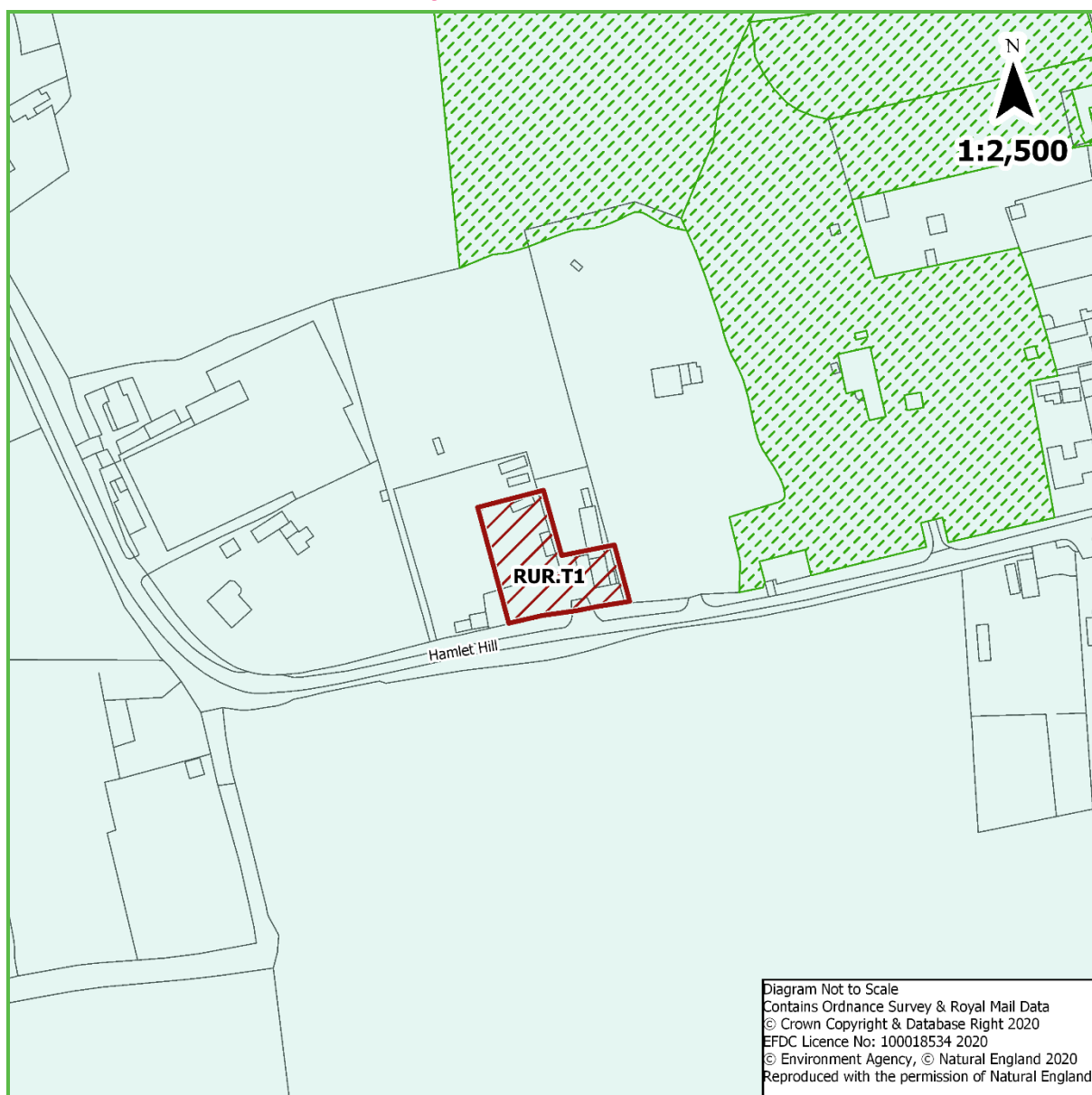
### Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

### Residential Site Allocations

- RUR.T1 Land at Sons Nursery
- RUR.T2 Land at Ashview
- RUR.T3 Land at James Mead
- RUR.T5 Land at Stoneshot View

## RUR.T1 Land at Sons Nursery



<b>Site Address:</b> Sons Nursery, Hamlet Hill, CM19 5JZ		
<b>Parish:</b> Roydon		<b>Proposed Use:</b> Traveller
<b>Size (Ha)</b>	0.15	<b>Site Description:</b> The site has temporary planning permission for two pitches. It is bounded by Hamlet Hill to the South, open land to the North, glasshouses, a residential dwelling and garden to the West and residential development to the East.
<b>Indicative Development Area (Ha)</b>	0.15	
<b>Net Capacity (pitches)</b>	2	

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

**RUR.T1 Land at Sons Nursery**

**Site Specific Policy Requirements**

**Ecology**

- A. Development of the site may directly or indirectly affect a nearby Deciduous Woodland Priority Habitat. Development proposals must seek to avoid, protect and enhance natural habitats and species, and should be subject to careful design and layout, which demonstrates how to avoid the loss of or any adverse impacts on the Priority Habitat have been minimised. Where appropriate, they should identify opportunities to incorporate ecological buffers. Proposals should demonstrate that the potential for direct and indirect impacts on this site of ecological importance has been assessed through a full survey and site assessment. Where adverse impacts of development proposals on the Deciduous Woodland Priority Habitat are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.

## RUR.T2 Land at Ashview



<b>Site Address:</b> Hamlet Hill, Roydon, CM19 5LA		
<b>Parish:</b> Roydon		<b>Proposed Use:</b> Traveller
<b>Size (Ha)</b>	0.43	<b>Site Description:</b> The site has temporary planning permission for one pitch. It is bounded to the North by Hamlet Hill, to the East by residential development and to West and South by agricultural land.
<b>Indicative Development Area (Ha)</b>	0.1	
<b>Net Capacity (pitches)</b>	1	

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

**RUR.T2 Land at Ashview**

**Site Specific Policy Requirements**

**Landscape Character**

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

## RUR.T3 Land at James Mead



<b>Site Address:</b> Waltham Road, Long Green, Nazeing, EN9 2LU	
<b>Parish:</b> Roydon	<b>Proposed Use:</b> Traveller
<b>Size (Ha)</b>	1.17
<b>Indicative Development Area (Ha)</b>	0.4
<b>Net Capacity (pitches)</b>	4
<b>Site Description:</b> The site is partially developed for two traveller pitches comprising hardstanding and buildings; the remainder of the site is greenfield land. It is bounded by Waltham Road to the South and residential development to the West, North and East.	

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

## RUR.T3 Land at James Mead

### Site Specific Policy Requirements

#### Ecology

- A. Development of the site may indirectly affect the Deciduous Woodland Priority Habitat. Development proposals should demonstrate that they have assessed any impacts of the proposal on this site of ecological importance in accordance with the requirements of Policy DM1. They should demonstrate that they have sought to avoid any adverse impact on the Deciduous Woodland Priority Habitat. Where such adverse impacts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.

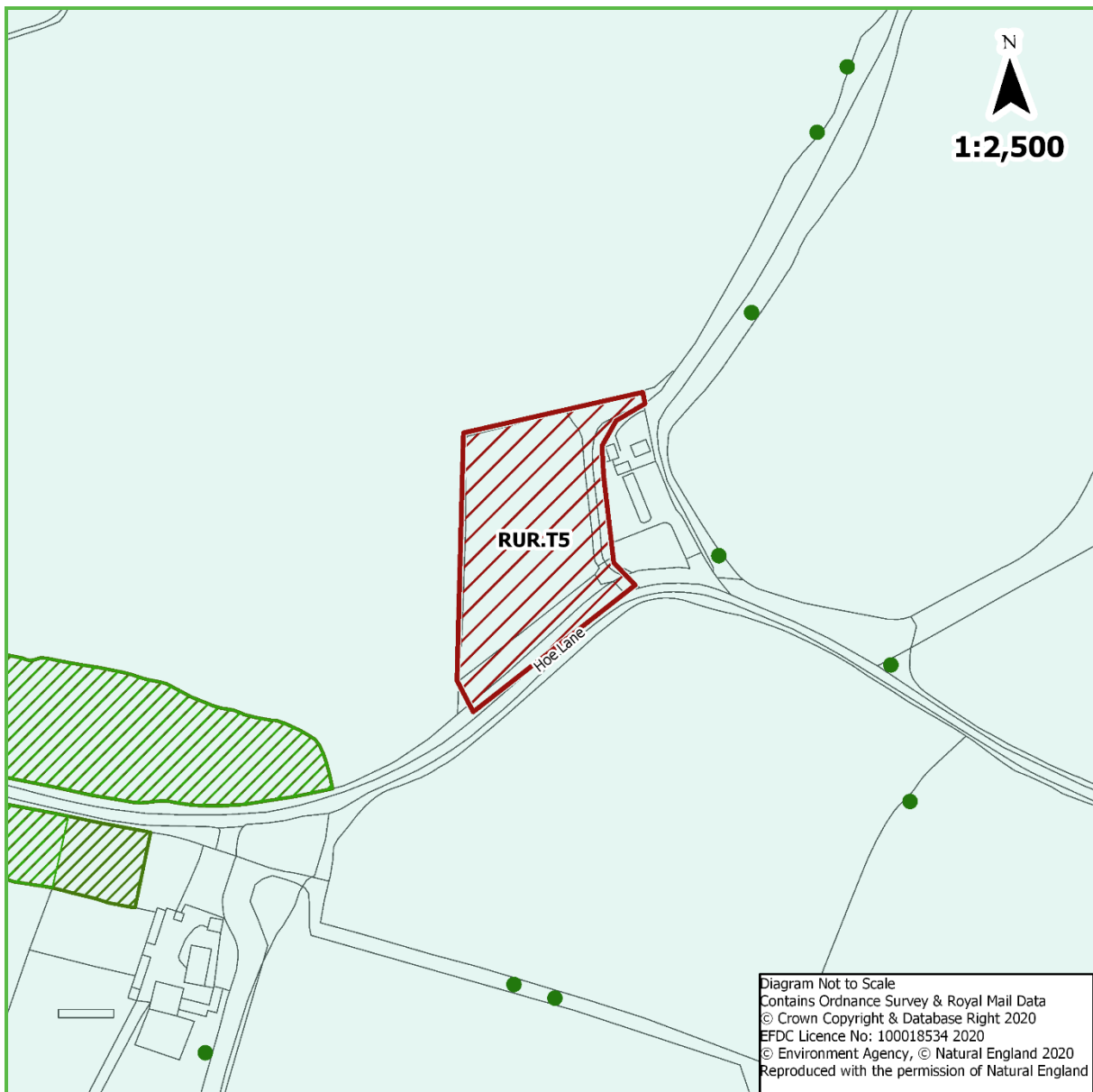
#### Design

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

#### On-site Constraints

- C. The site includes an existing Public Right of Way along the North Western and South Western edges of the site which connects Middle Street to Waltham Road. This connection should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

## RUR.T5 Land at Stoneshot View



<b>Site Address:</b> Hoe Lane, Nazeing, EN9 2DB	
<b>Parish:</b> Nazeing	<b>Proposed Use:</b> Traveller
<b>Size (Ha)</b>	0.5
<b>Indicative Development Area (Ha)</b>	0.5
<b>Net Capacity (pitches)</b>	5
<b>Site Description:</b> The site is greenfield land. It is bounded by an existing traveller site to the East, Hoe Lane to the South and agricultural land to the West and North.	

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



## RUR.T5 Land at Stoneshot View

### Site Specific Policy Requirements

#### Heritage

- A. Development may impact upon the setting of the Grade II listed All Saints Church, located to the East of the site. Proposals that may affect the setting of this heritage asset should preserve or wherever possible, enhance its significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting. Development proposals should incorporate adequate screening and landscaping between the new development and the heritage asset.
- B. The site is located adjacent to the Nazeing and South Roydon Conservation Area. Development proposals should preserve or enhance the setting, including views in and out, of the Conservation Area. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area. Additional screening, for example, through planted buffers should be incorporated, where relevant, to minimise adverse impacts and integrate development within the wider landscape.

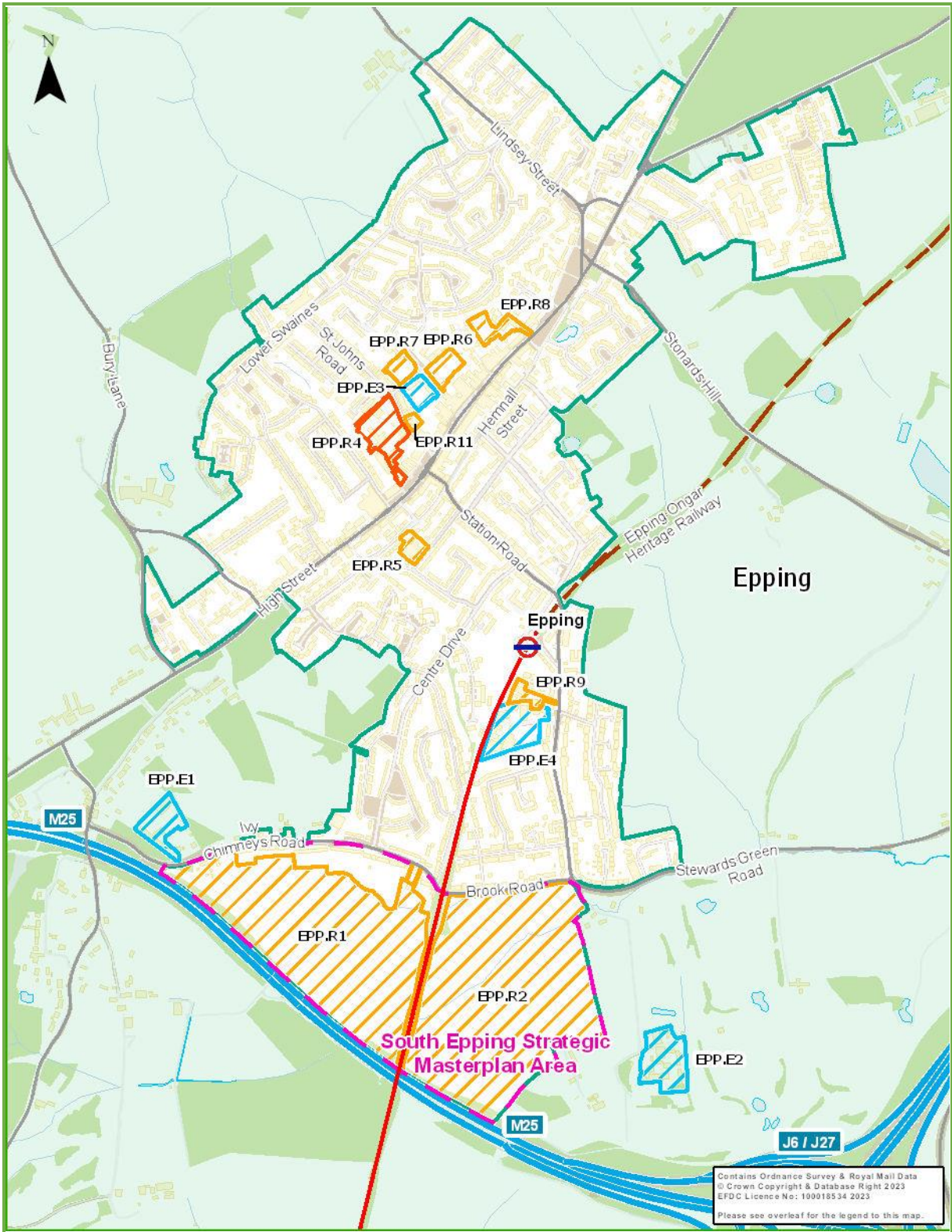
#### On-site Constraints

- C. Development proposals must be served by the access to the adjacent existing traveller site in order to ensure a safe access point which has sufficient capacity for the development it serves. To facilitate this access, reconfiguration of the existing traveller site will likely be required.
- D. The site includes an existing Public Right of Way which crosses the North Eastern tip of the site and connects Hoe Lane/Tinkers Lane with Hamlet Hill, and joins the Bridleway on Tinkers Lane which connects with Tylers Road. This connection 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.

# Section B





































# Employment Designations

# Epping



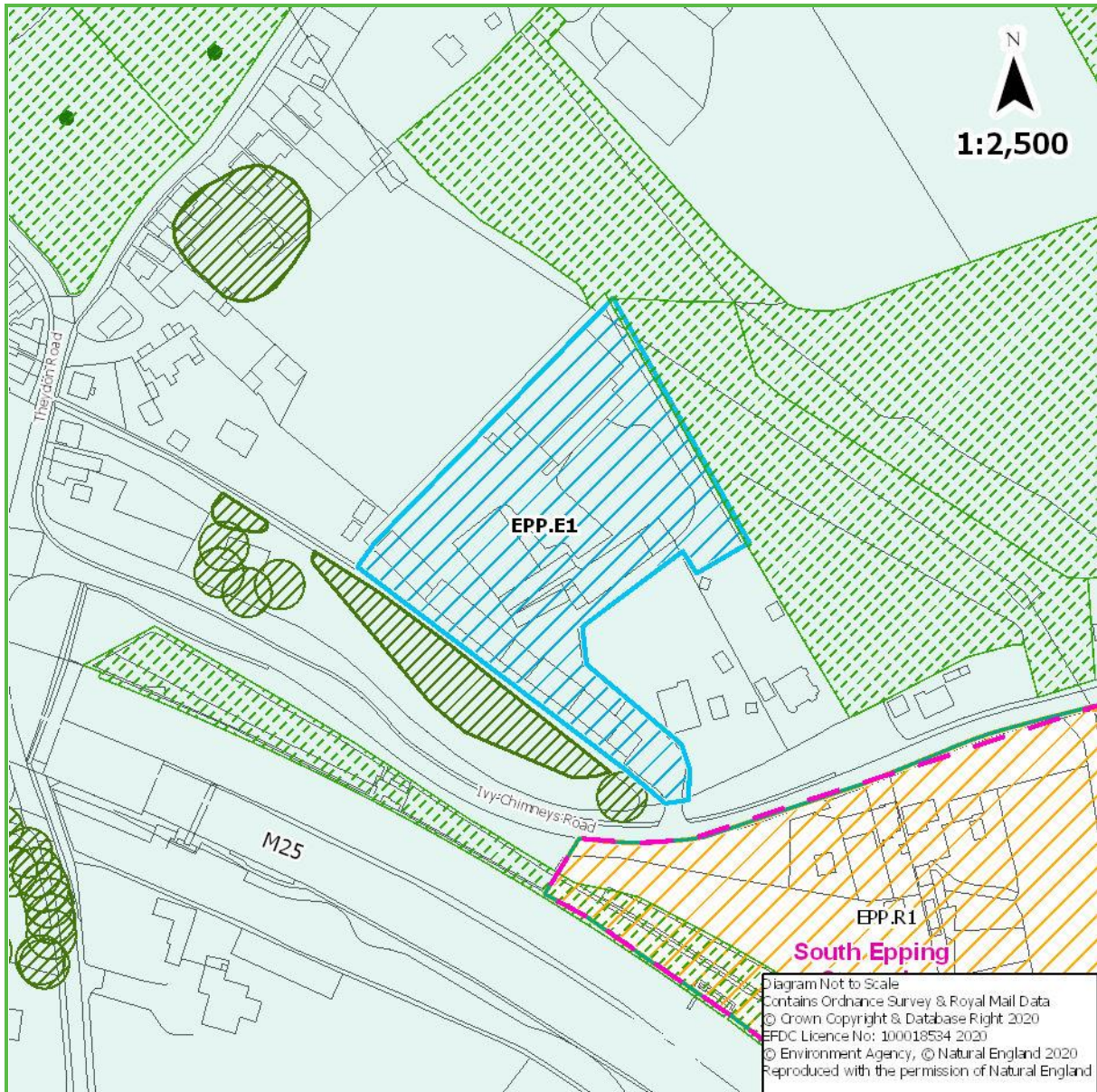
Note: The site allocations identified in this map are detailed in Part Two: Section A. The Strategic Masterplan Area is detailed in Part One of the Local Plan.

**Legend**

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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Employment Designations
EPP.E1 Land at Eppingdene
EPP.E2 Land at Coopersale Hall
EPP.E3 Falconry Court
EPP.E4 Bower Hill Industrial Estate

## EPP.E1 Land at Eppingdene



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

**Settlement:** Epping

**Existing Use:** Employment

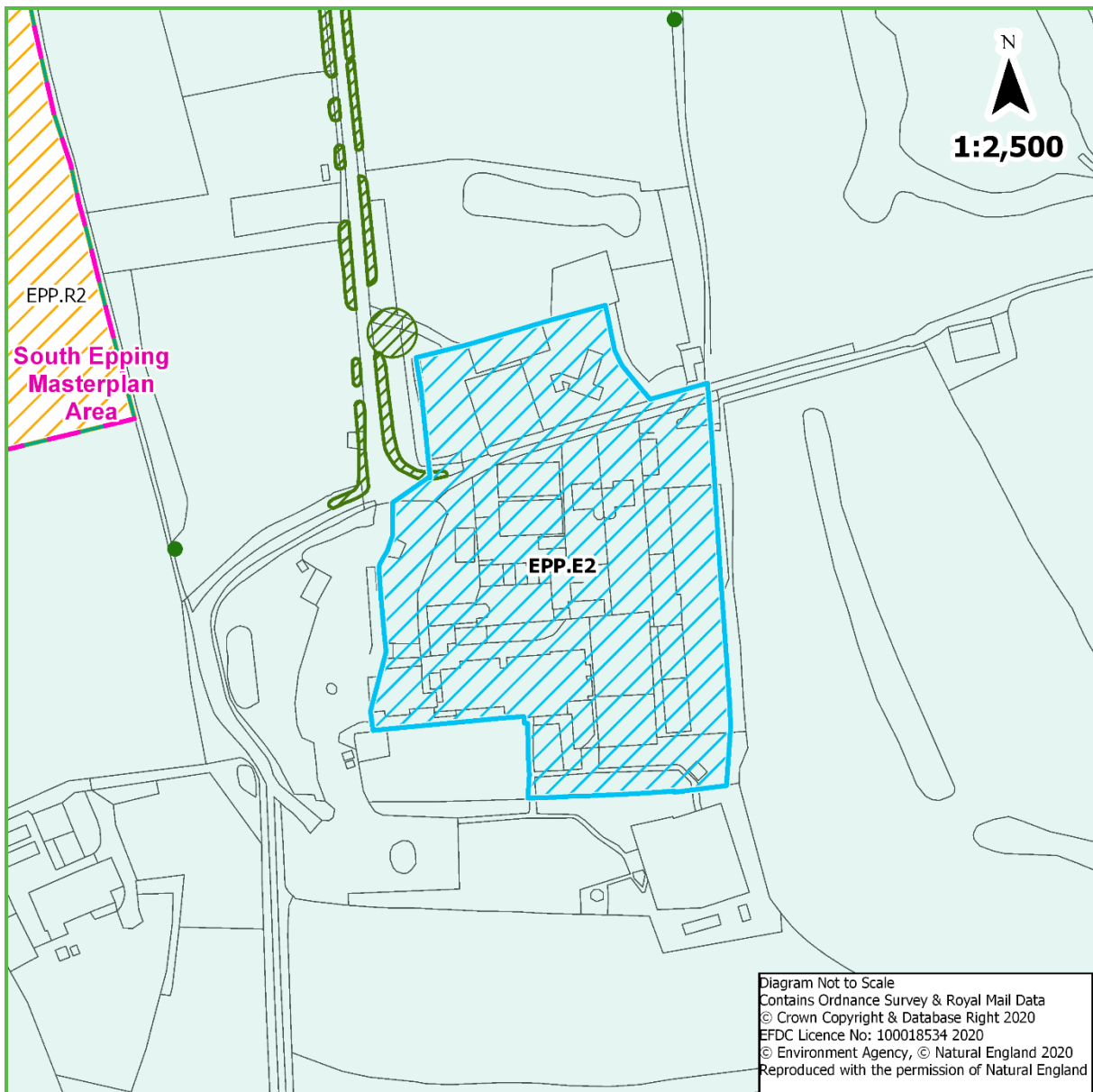
**Size (Hectares)**

1.11

**Site Description:**

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

## EPP.E2 Land at Coopersale Hall



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

**Settlement:** Epping

**Existing Use:** Employment

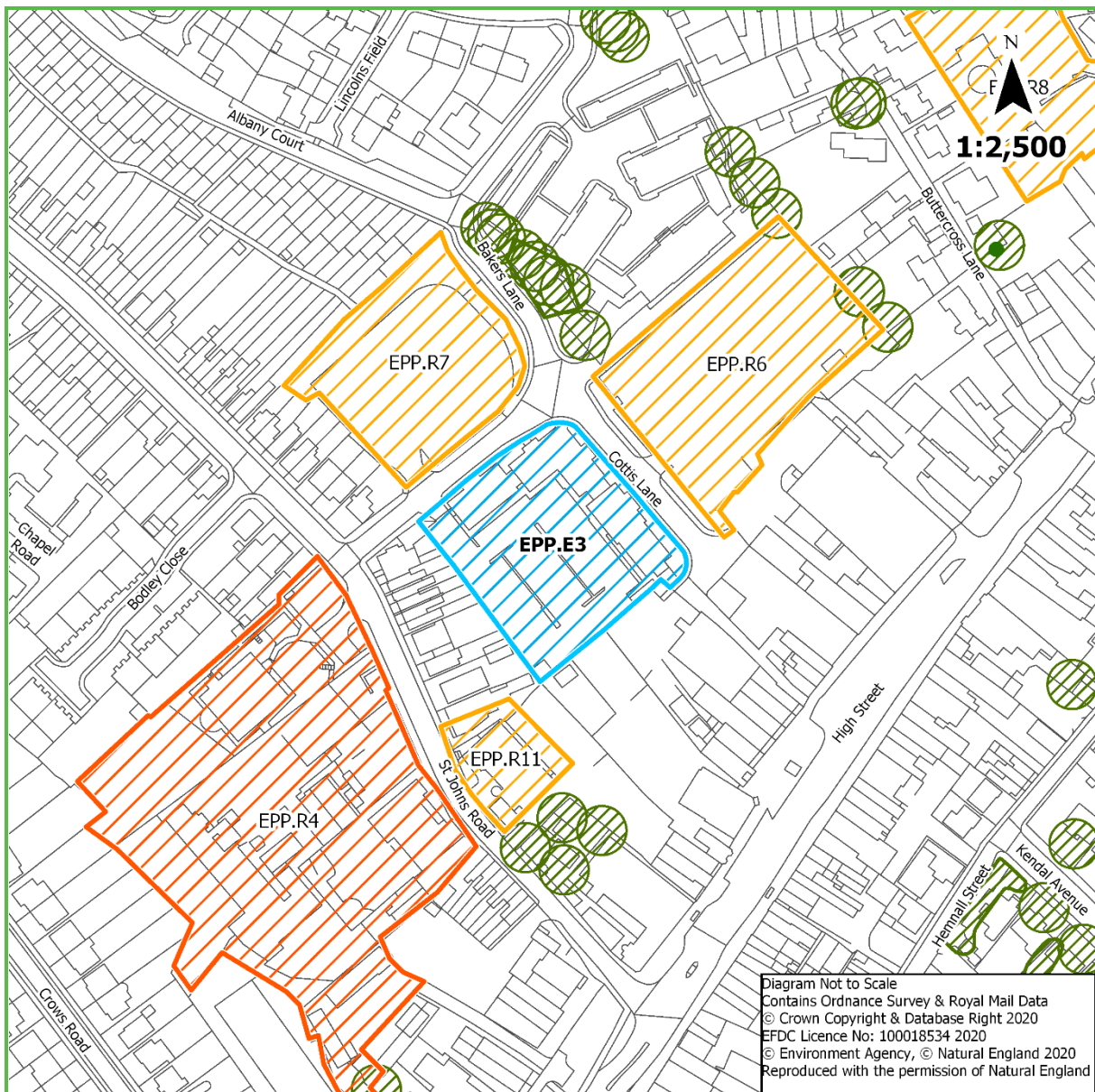
**Size (Hectares)**

1.80

**Site Description:**

The site comprises a complex of buildings predominantly in office and industrial uses and associated hardstanding, as well as residential and education uses. It is bounded by a golf course to the North and East, by sports facilities and buildings associated with the education uses to the South, and by agricultural land to the West.

## EPP.E3 Falconry Court



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

**Settlement:** Epping

**Existing Use:** Employment

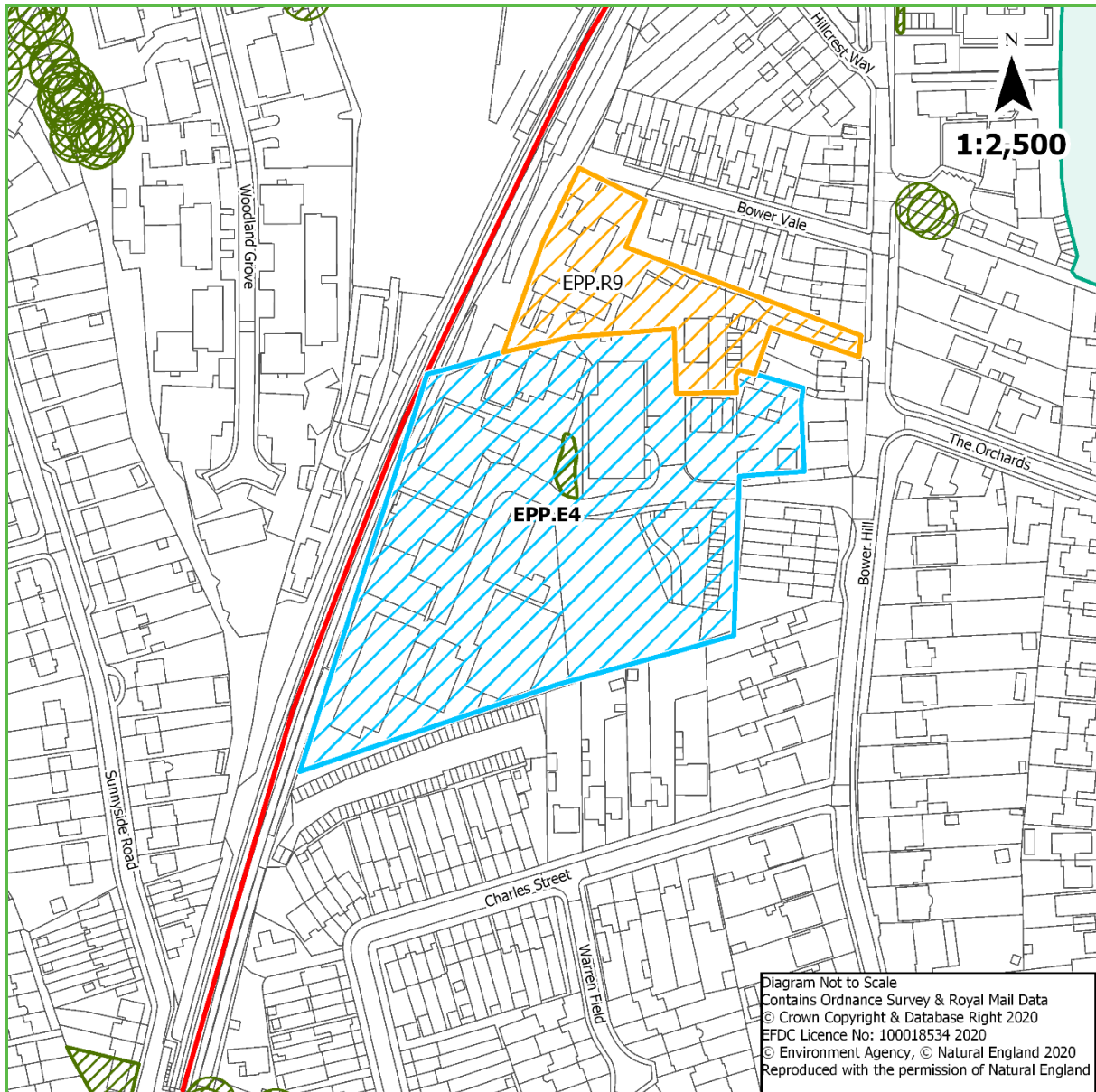
**Size (Hectares)**

0.50

**Site Description:**

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

## EPP.E4 Bower Hill Industrial Estate



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

**Settlement:** Epping

**Existing Use:** Employment

**Size (Hectares)**

1.73






















**Site Description:**

The site is an industrial estate with associated hardstanding and areas of scrubland. It is bounded by the London Underground Central Line to the West and by residential development to the North, East and South.



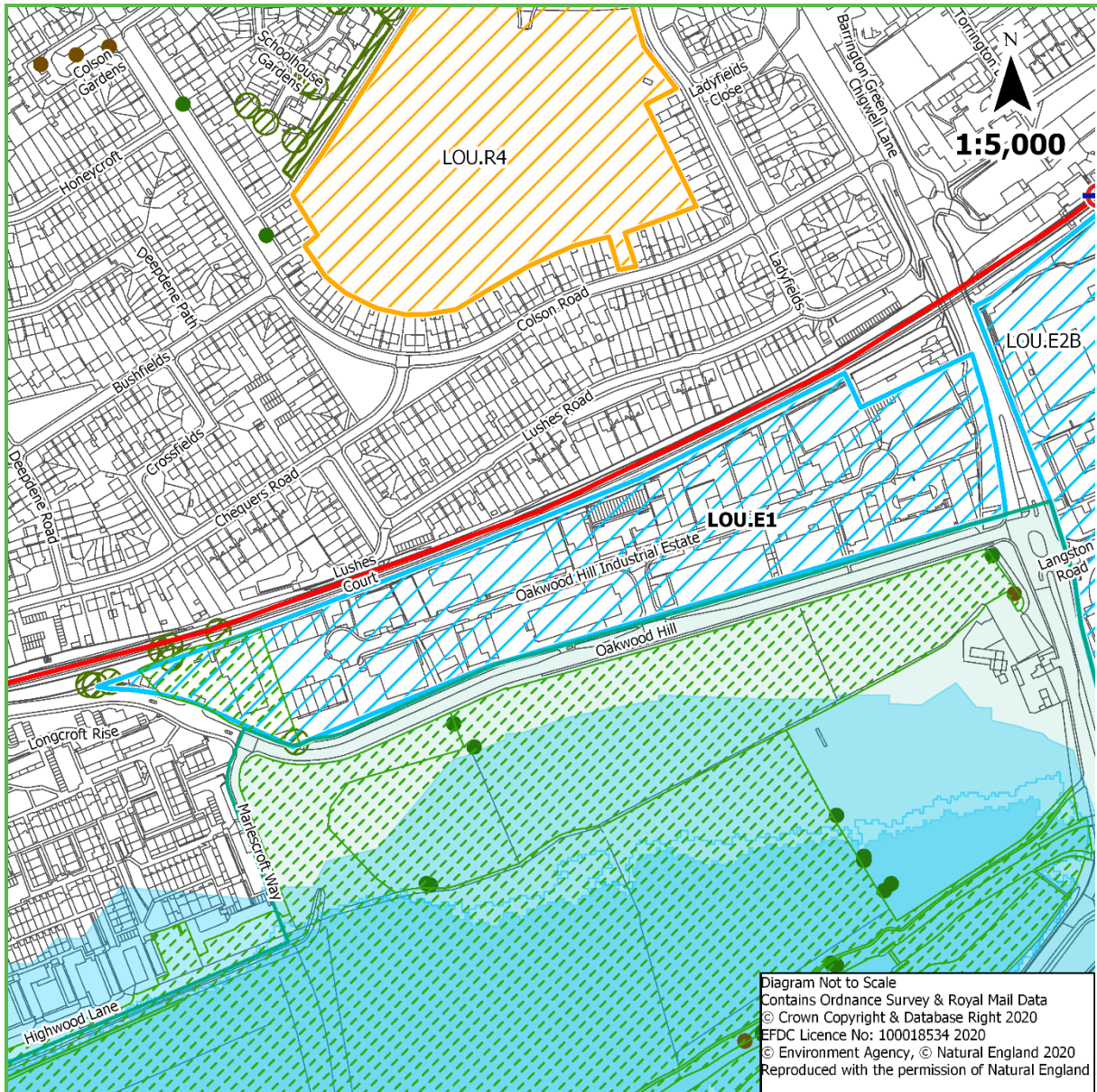


**Legend**

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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Employment Designations
LOU.E1 Oakwood Hill Industrial Estate
LOU.E2B Langston Road Industrial Estate
LOU.E3 Buckingham Court

## LOU.E1 Oakwood Hill Industrial Estate



**Site Address:** Oakwood Hill, Loughton, IG10 3DQ

**Settlement:** Loughton

**Existing Use:** Employment

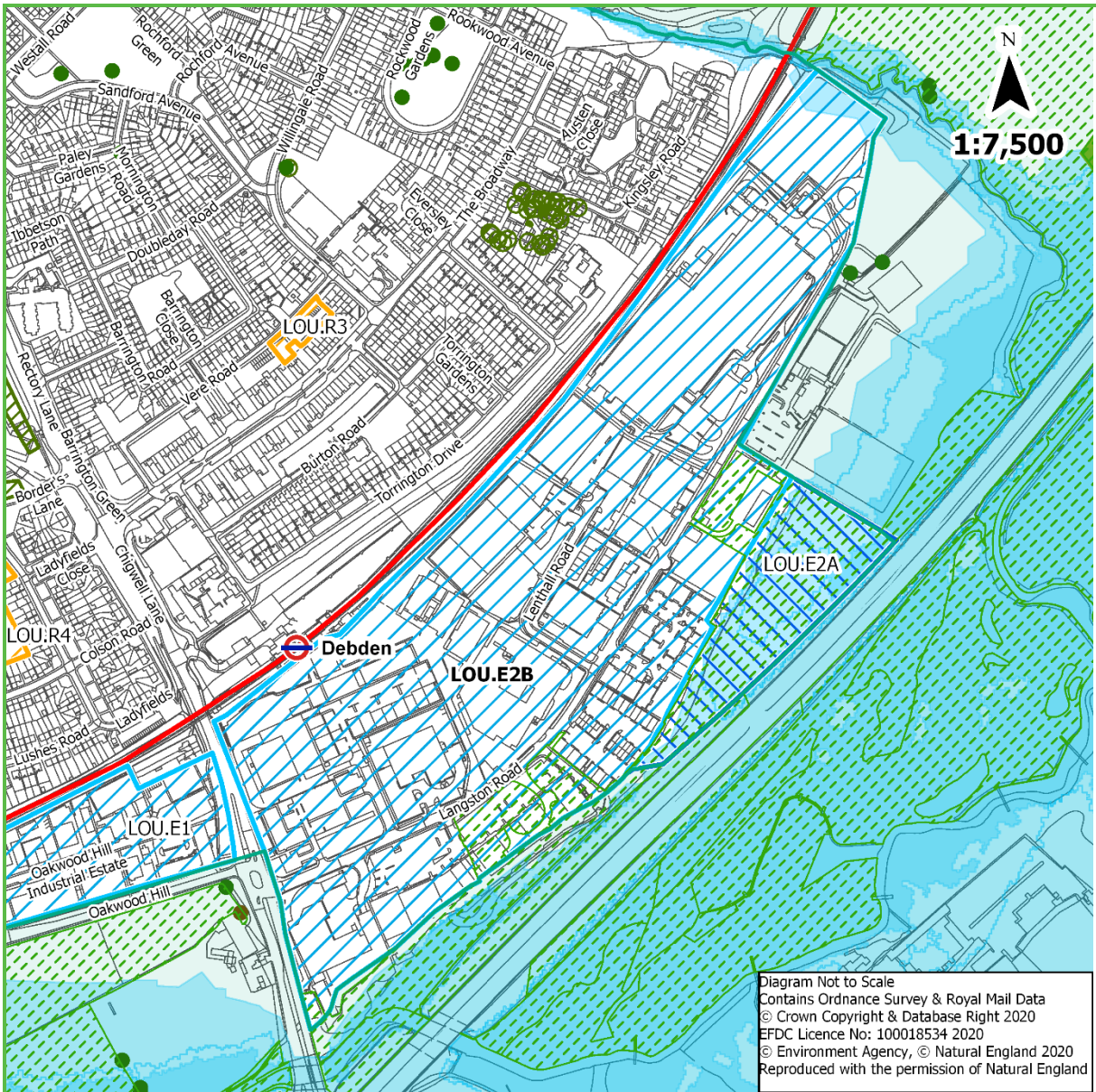
**Size (Hectares)**

6.10

**Site Description:**

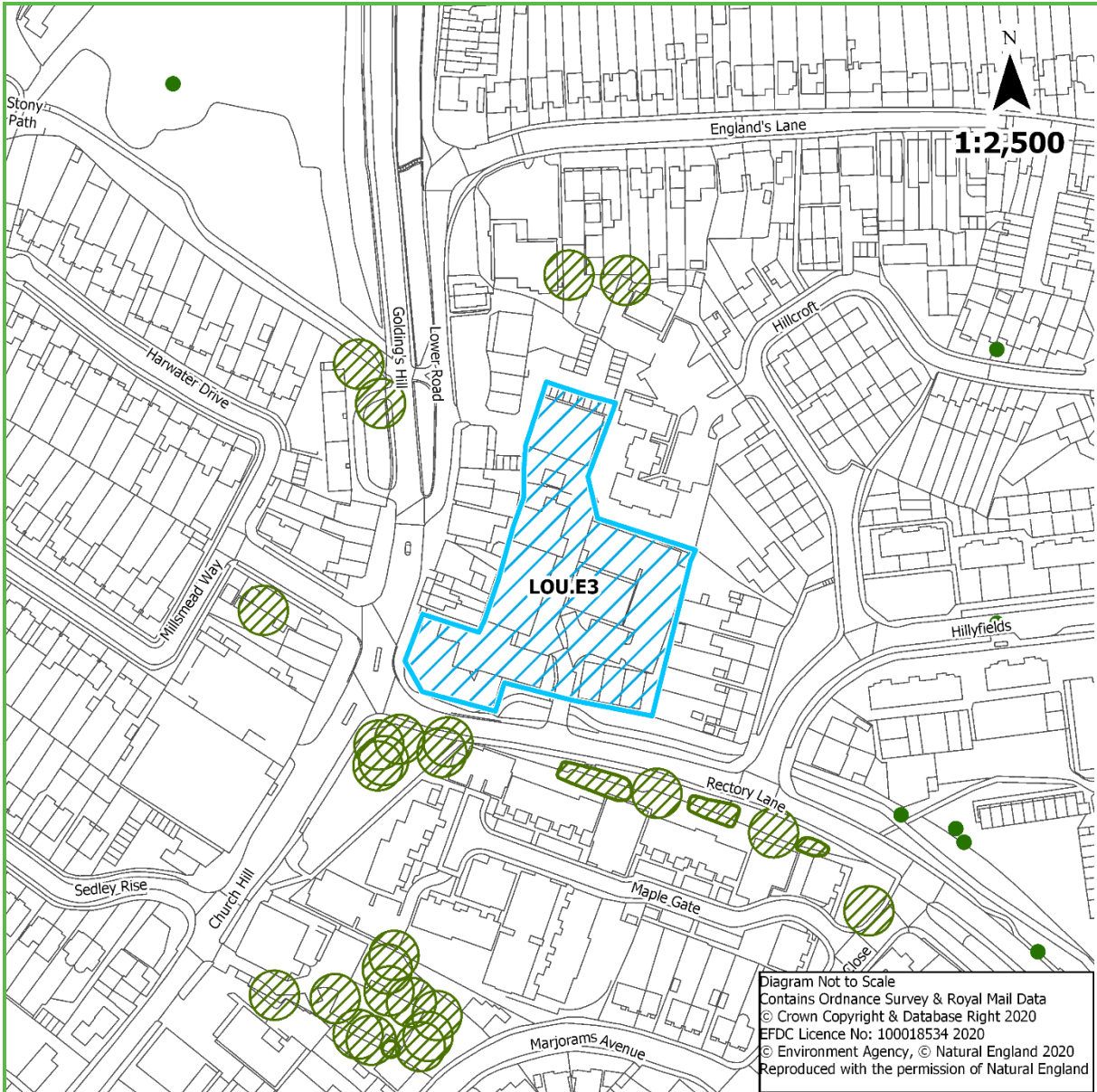
The site is an industrial estate comprising office, other employment, and leisure uses. It is bounded by the London Underground Central Line to the North, Chigwell Lane (A1168) to the East, Oakwood Hill to the South and residential development to the West.

## LOU.E2B Langston Road Industrial Estate



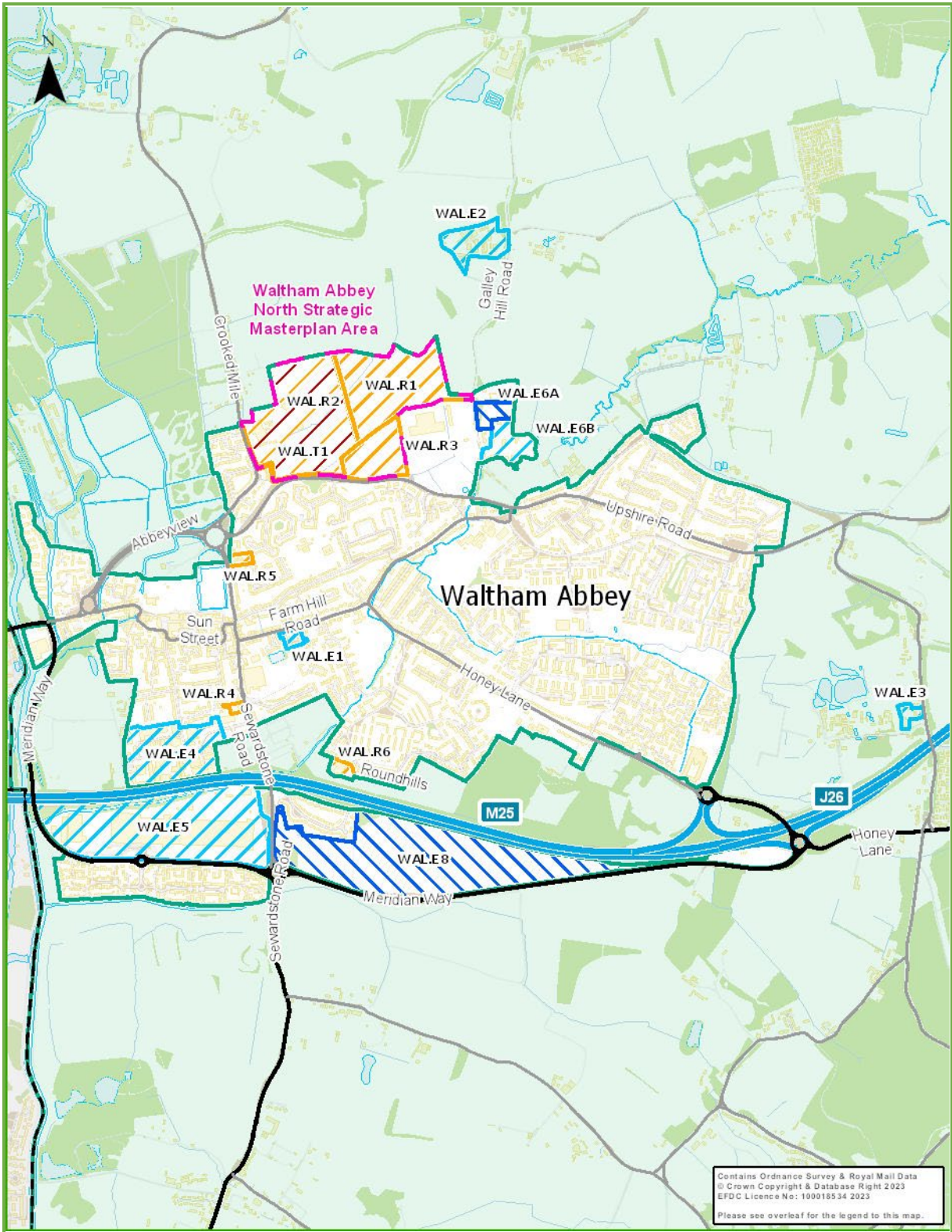
<b>Site Address:</b> Langston Road Industrial Estate, Loughton, IG10 3DQ	
<b>Settlement:</b> Loughton	<b>Site Description:</b>  The site comprises a mix of office, industrial and retail uses. It is bounded by the M11 and greenfield land to the South, Chigwell Lane (A1168) to the West, greenfield land and woodland to the East and London Underground Central Line to the North. Further details on the employment allocation for site LOU.E2A can be found in Section A.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

## LOU.E3 Buckingham Court











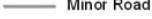











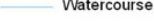



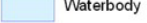








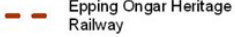




<b>Site Address:</b> Rectory Lane, Loughton, IG10 2QZ		<b>Site Description:</b> The site comprises office and industrial uses. It is bounded by Lower Road/Golding's Hill to the West, Rectory Lane to the South and residential development to the North and East.
<b>Settlement:</b> Loughton		
<b>Existing Use:</b> Employment		
<b>Size (Hectare)</b>	0.62	

# Waltham Abbey



Note: The site allocations identified in this map are detailed in Part Two: Section A. The Strategic Masterplan Area is detailed in Part One of the Local Plan.

### Legend

	Residential site allocation	<b>Environmental Designations</b>		Motorway	<b>Basemap</b>	
	Employment allocation			A Road		Roadside area
	Employment site designation			Minor Road		Roadway
	Mixed use site allocation					Railway line
	Traveller site allocation		<b>Rail infrastructure</b>			Woodland
	Residential and traveller site allocation			London Underground Central Line		Watercourse
	Rural residential site allocation			London Underground station		Waterbody
	Rural employment site designation			Railway		Built-up area
	Rural traveller site allocation			National Rail station		Local Authority boundary
	Strategic Masterplan Area			Epping Ongar Heritage Railway		
	Concept Framework Plan Area			Epping Ongar Heritage Railway station		
	Green Belt					
	Local Greenspace					

### Employment Designations

WAL.E1 Howard Business Park

WAL.E2 Land at Breeches Farm

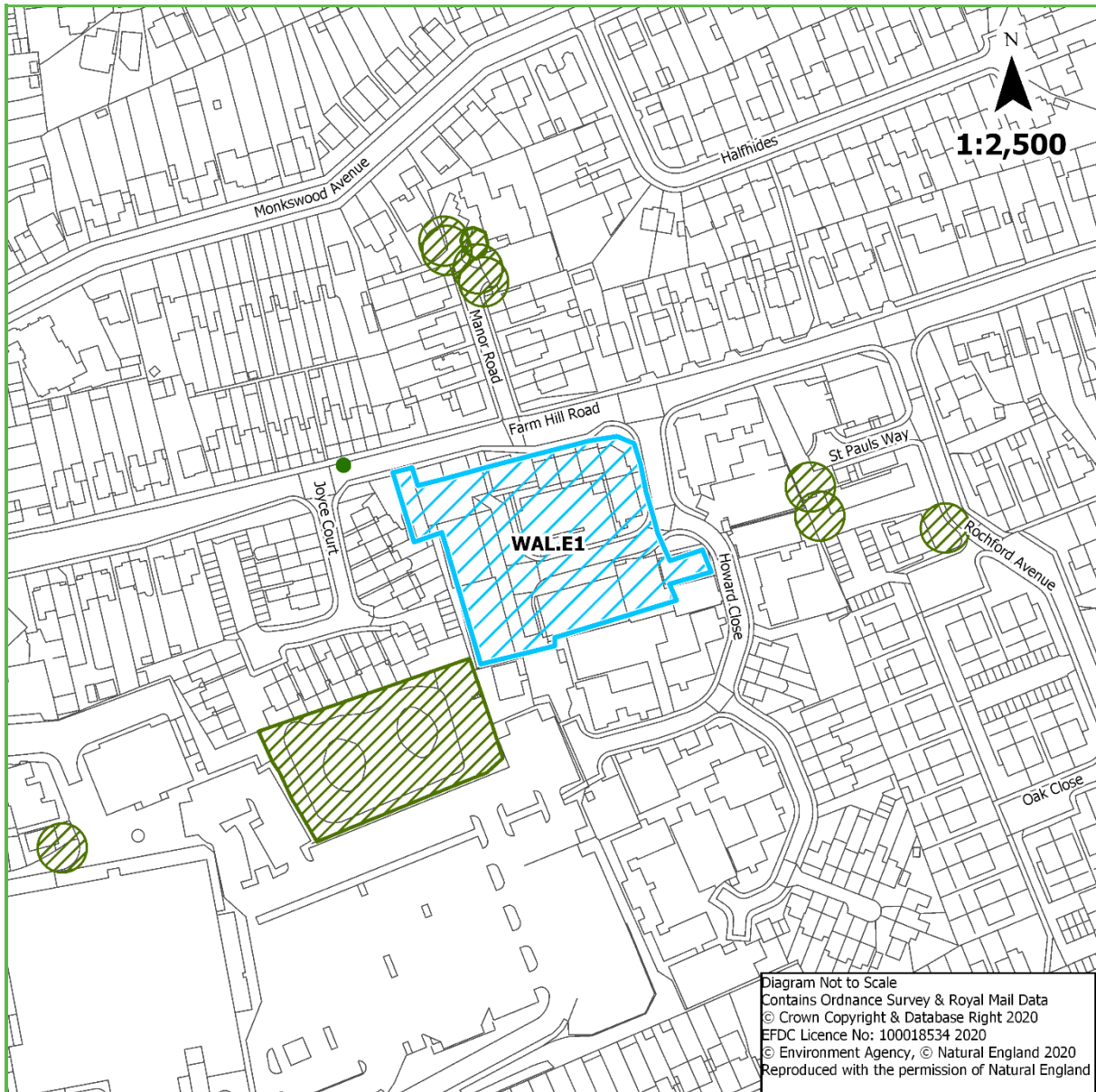
WAL.E3 Land at Woodgreen Road

WAL.E4 Cartersfield Road/Brooker Road Industrial Estate

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

WAL.E6B Galley Hill Road Industrial Estate

## WAL.E1 Howard Business Park



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

**Settlement:** Waltham Abbey

**Existing Use:** Employment

**Size (Hectares)**

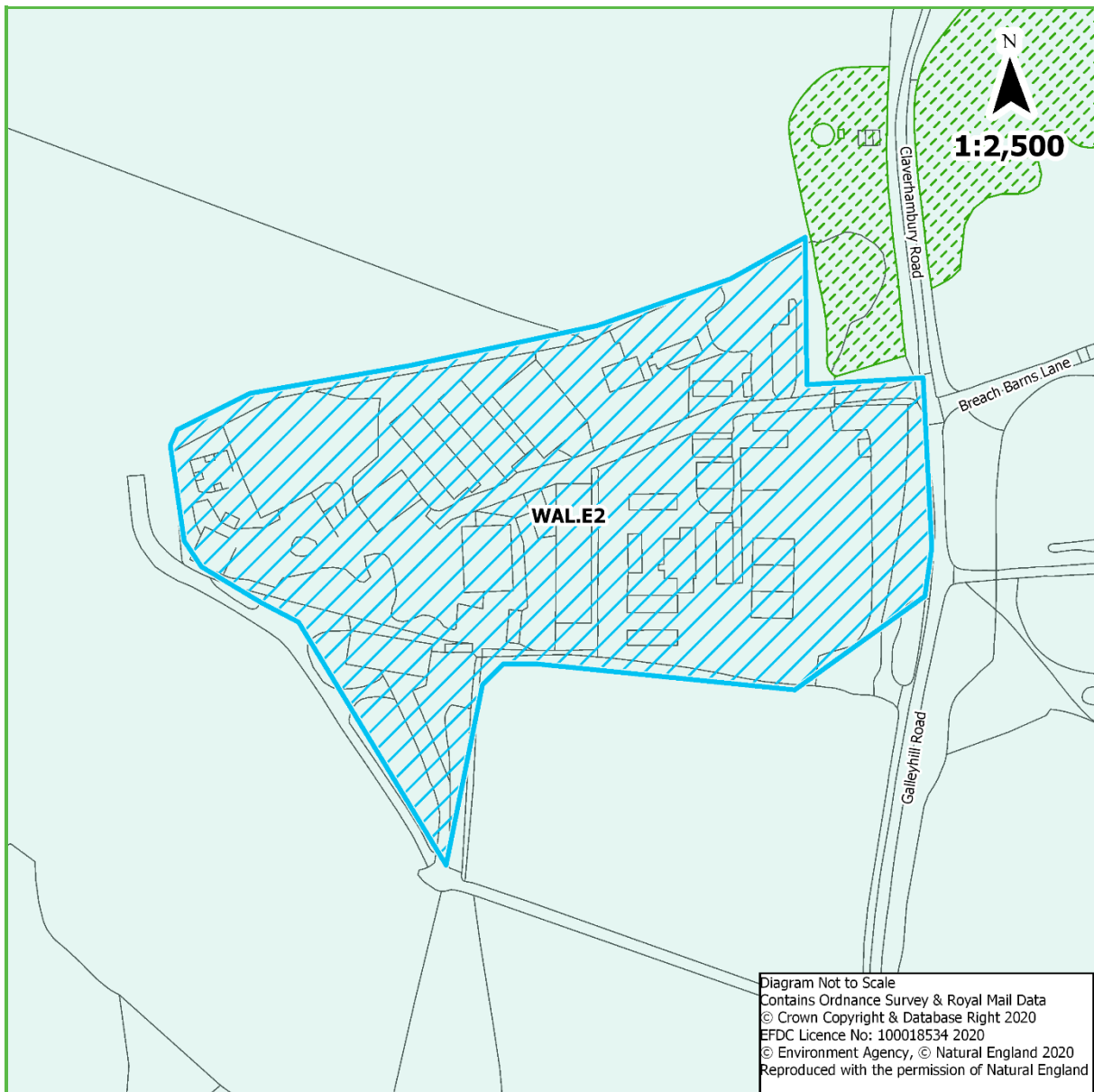
0.54

**Site Description:**

The site comprises a business park containing office and leisure uses, associated car parking and residential dwellings. The site is bounded by residential development to the West, by Farm Hill Road to the North, by Howard Close to the East, and by a car park and residential development to the South.



## WAL.E2 Land at Breeches Farm



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

**Settlement:** Waltham Abbey

**Existing Use:** Employment

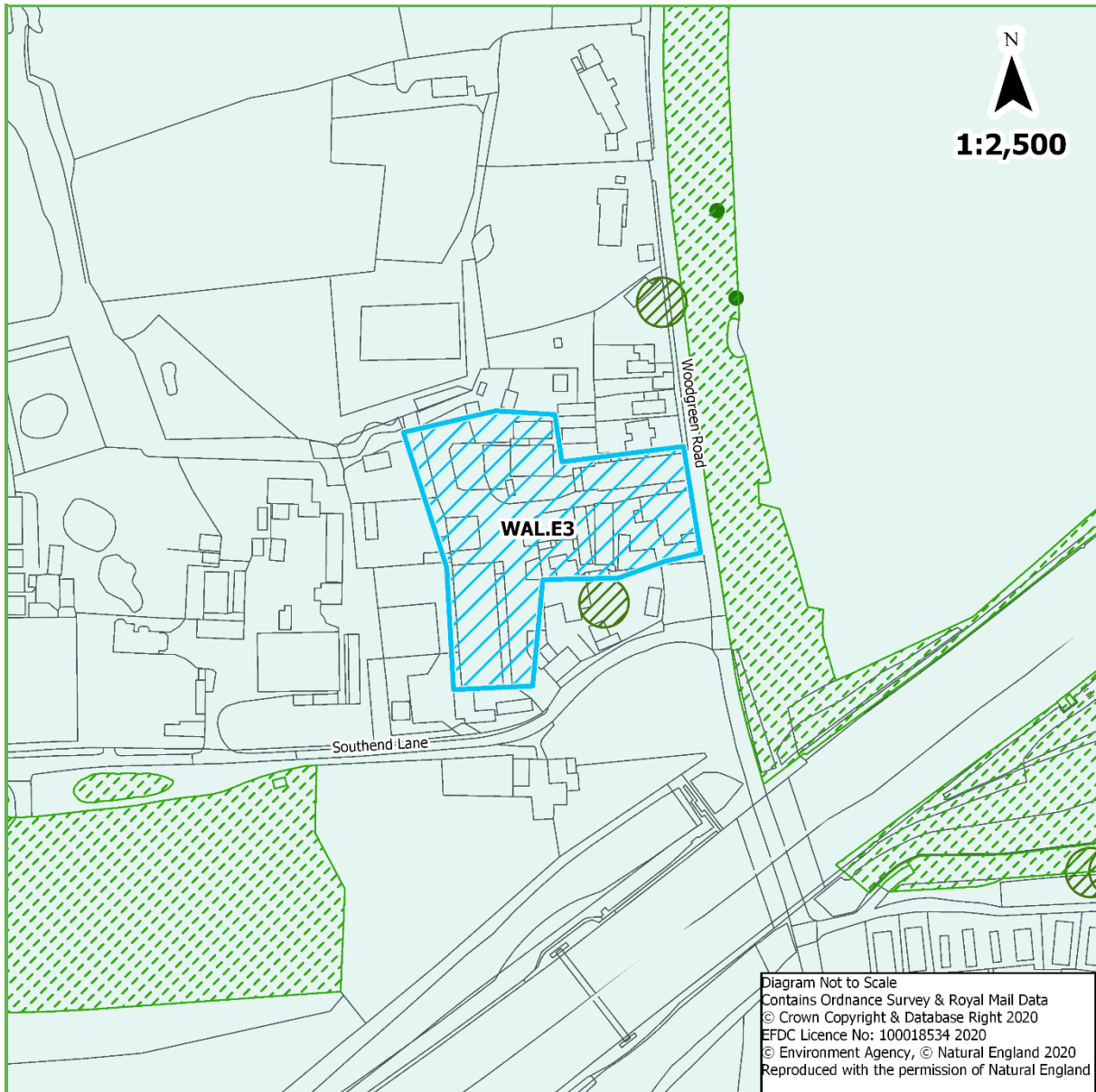
**Size (Hectares)**

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.

## WAL.E3 Land at Woodgreen Road



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

**Settlement:** Waltham Abbey

**Existing Use:** Employment

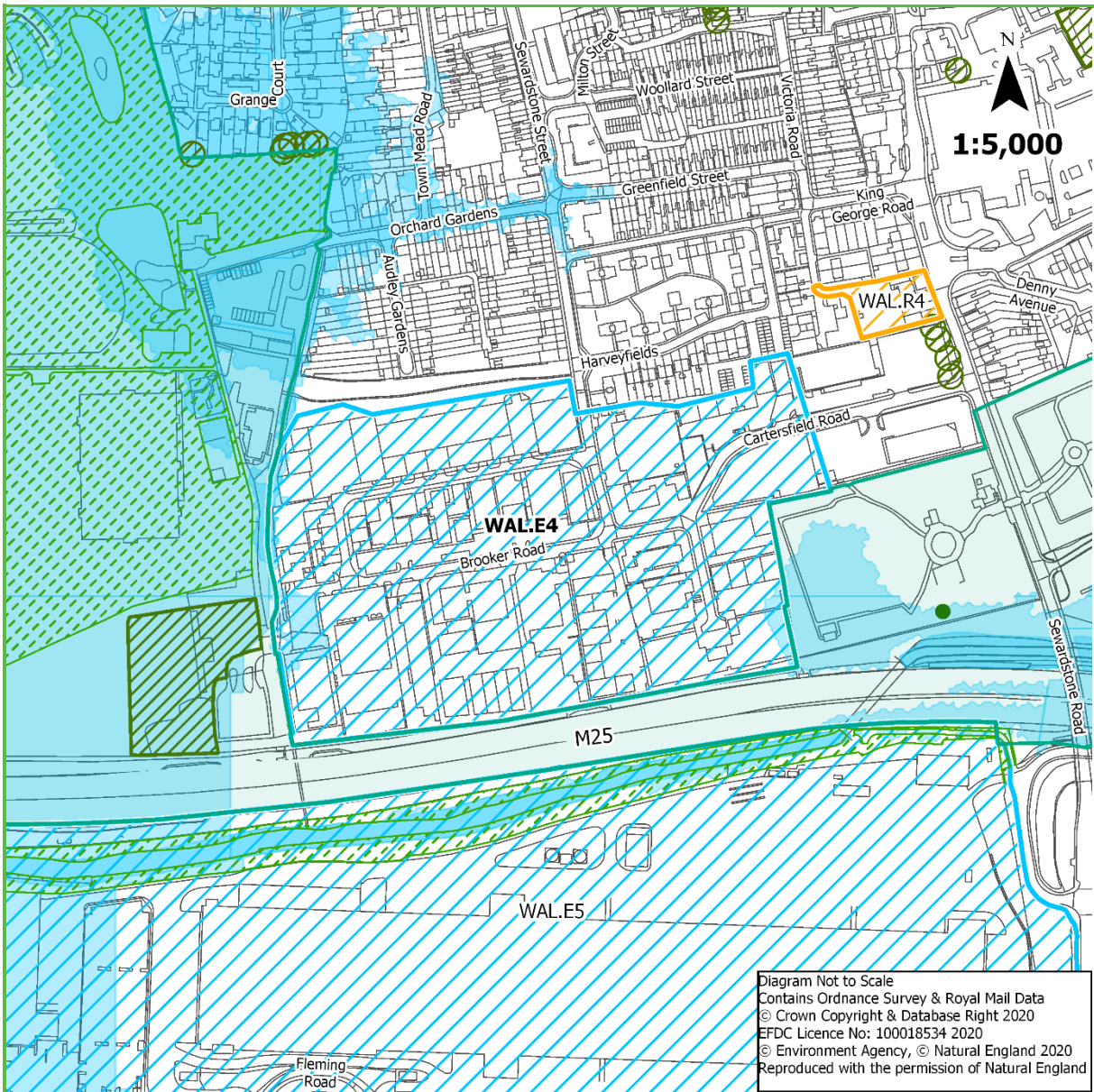
**Size (Hectares)**

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.

## WAL.E4 Cartersfield Road/Brooker Road Industrial Estate



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

**Settlement:** Waltham Abbey

**Existing Use:** Employment

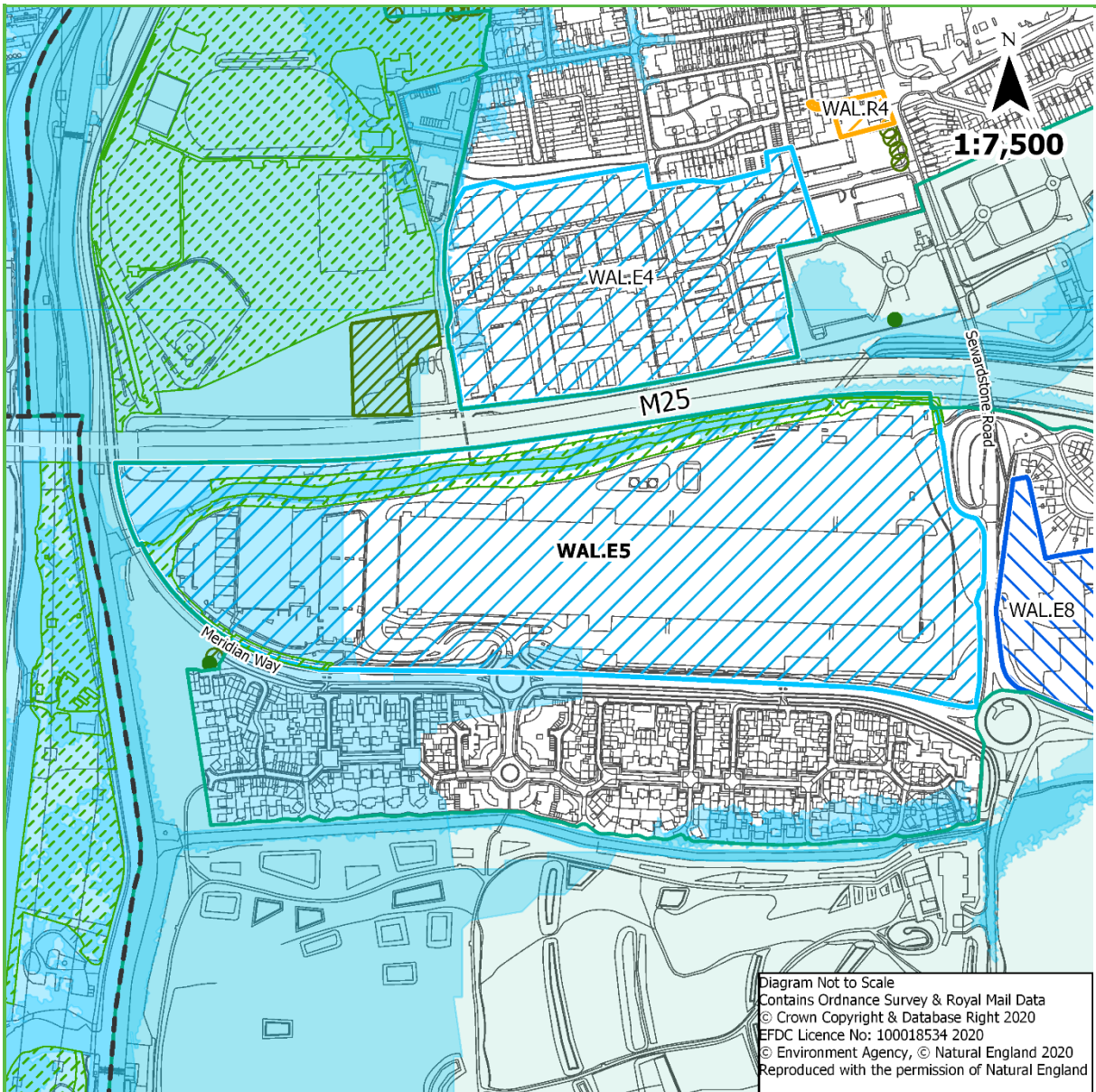
**Size (Hectares)**

8.64

**Site Description:**

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

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



**Site Address:** Meridian Business Park and Distribution Centre, Waltham Abbey, EN9 3BZ

**Settlement:** Waltham Abbey

**Existing Use:** Employment

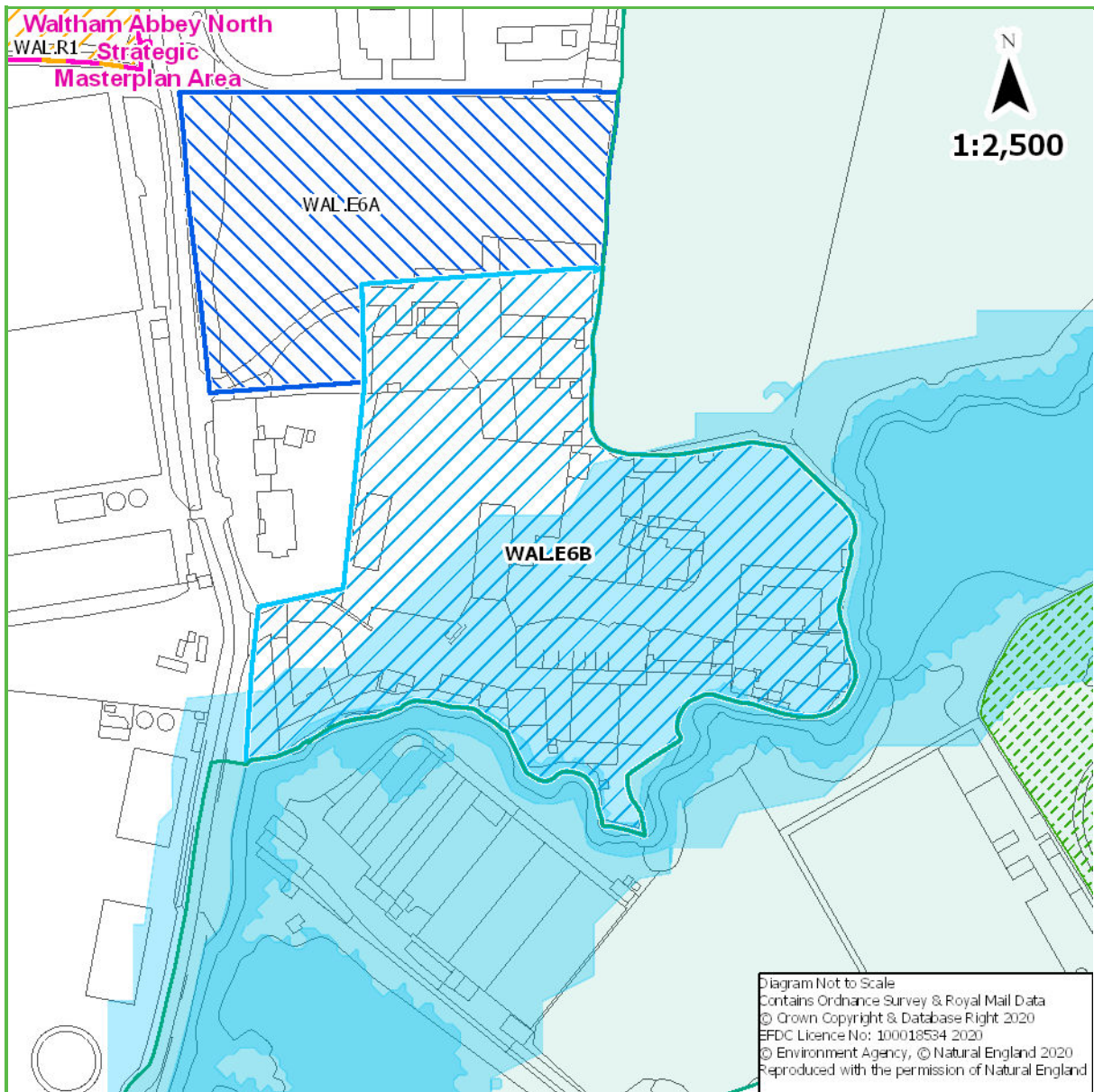
**Size (Hectares)**

23.12

**Site Description:**

The site comprises existing office and industrial uses and a distribution centre 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.

## WAL.E6B Galley Hill Road Industrial Estate



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

**Settlement:** Waltham Abbey

**Existing Use:** Employment

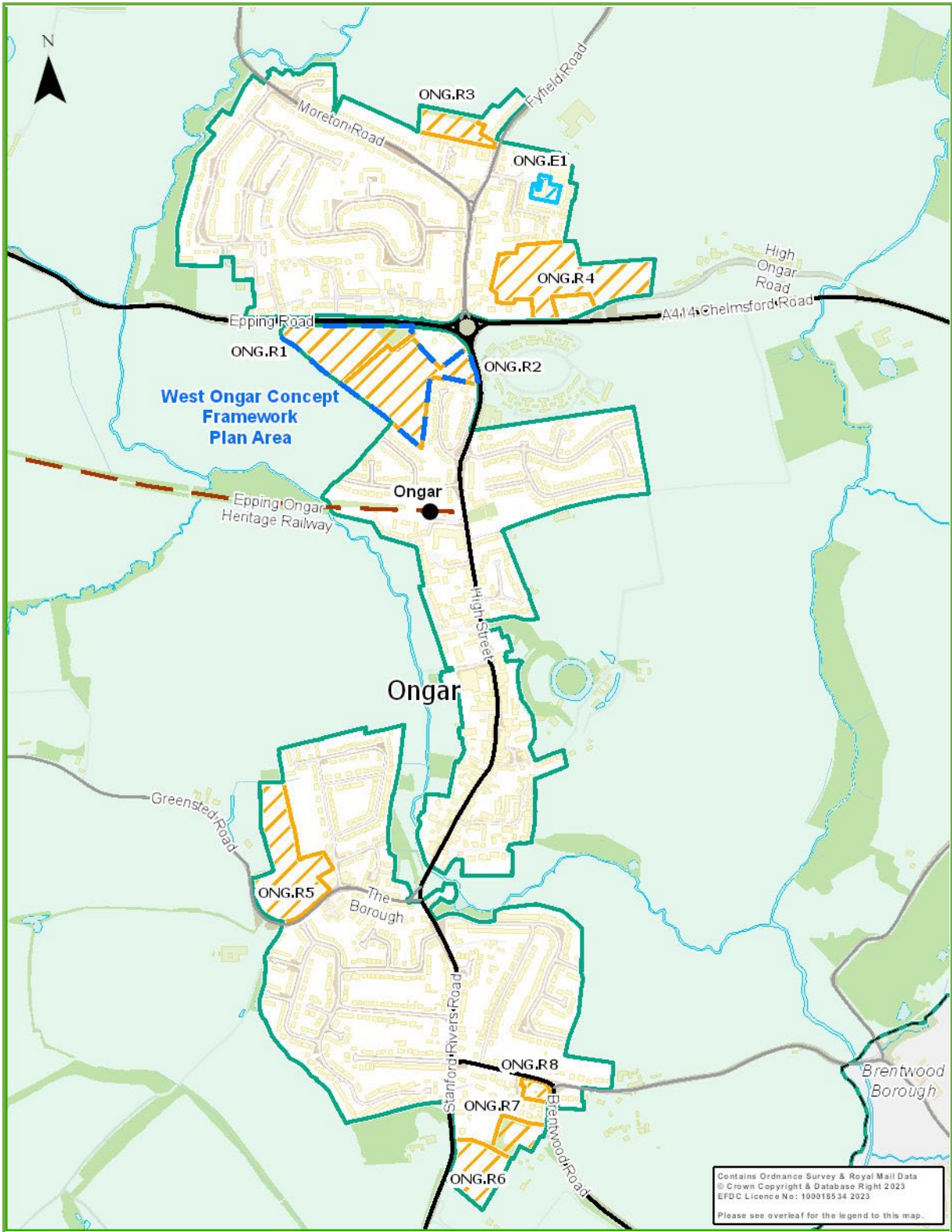
**Size (Hectares)**

2.61

**Site Description:**

The site comprises existing industrial uses. It is bounded by greenfield land to the North, Galley Hill Road to the West, glasshouses to the South and agricultural land to the East. Further details on the employment site allocation for site WAL.E6A can be found in Section A.

# Ongar



Note: The site allocations identified in this map are detailed in Part Two: Section A.

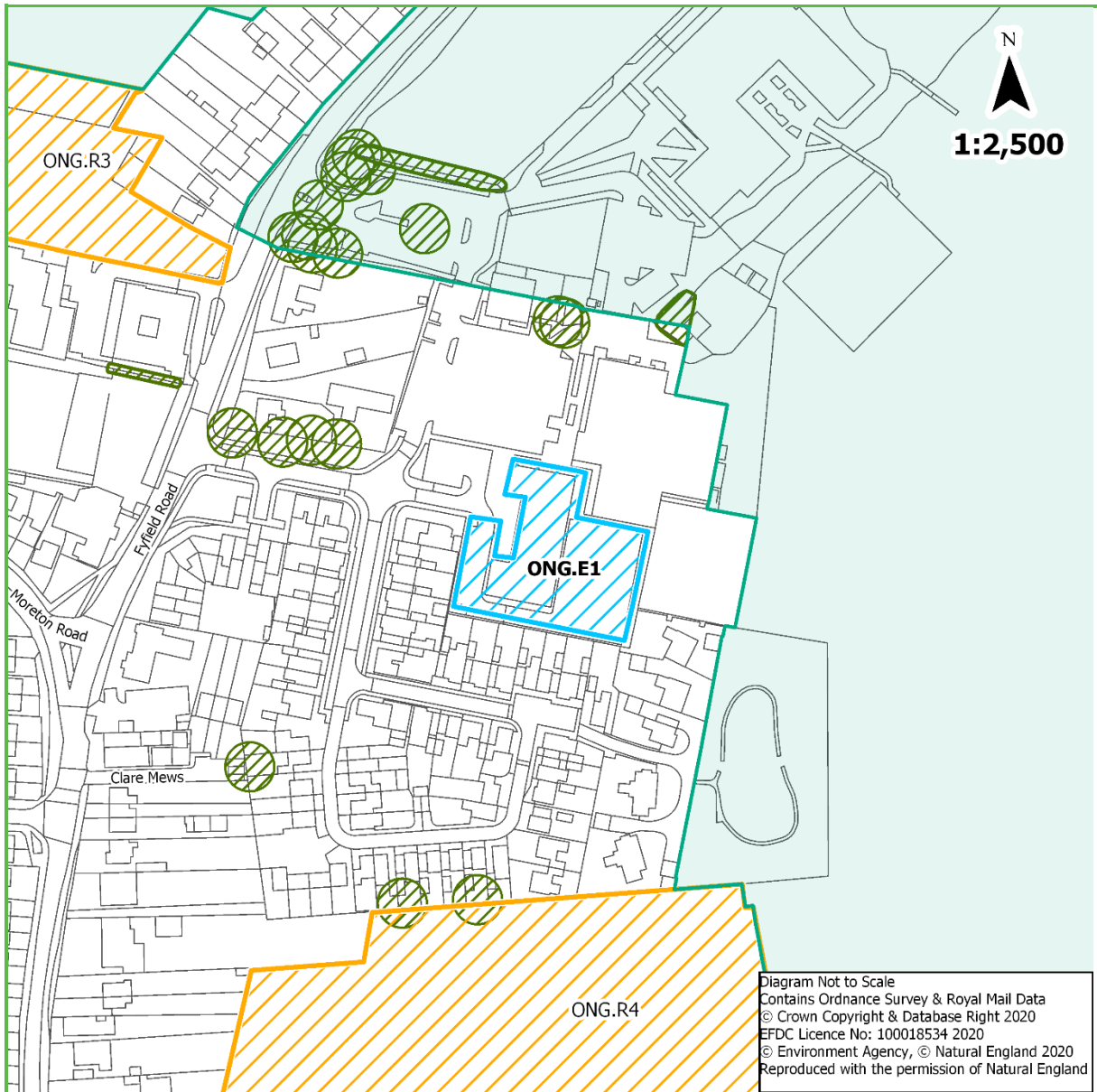
### Legend

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

### Employment Designations

ONG.E1 Essex Technology and Innovation Centre

## ONG.E1 Essex Technology and Innovation Centre



**Site Address:** The Gables, Ongar, CM5 0GA

**Settlement:** Ongar

**Existing Use:** Employment

**Size (Hectares)**

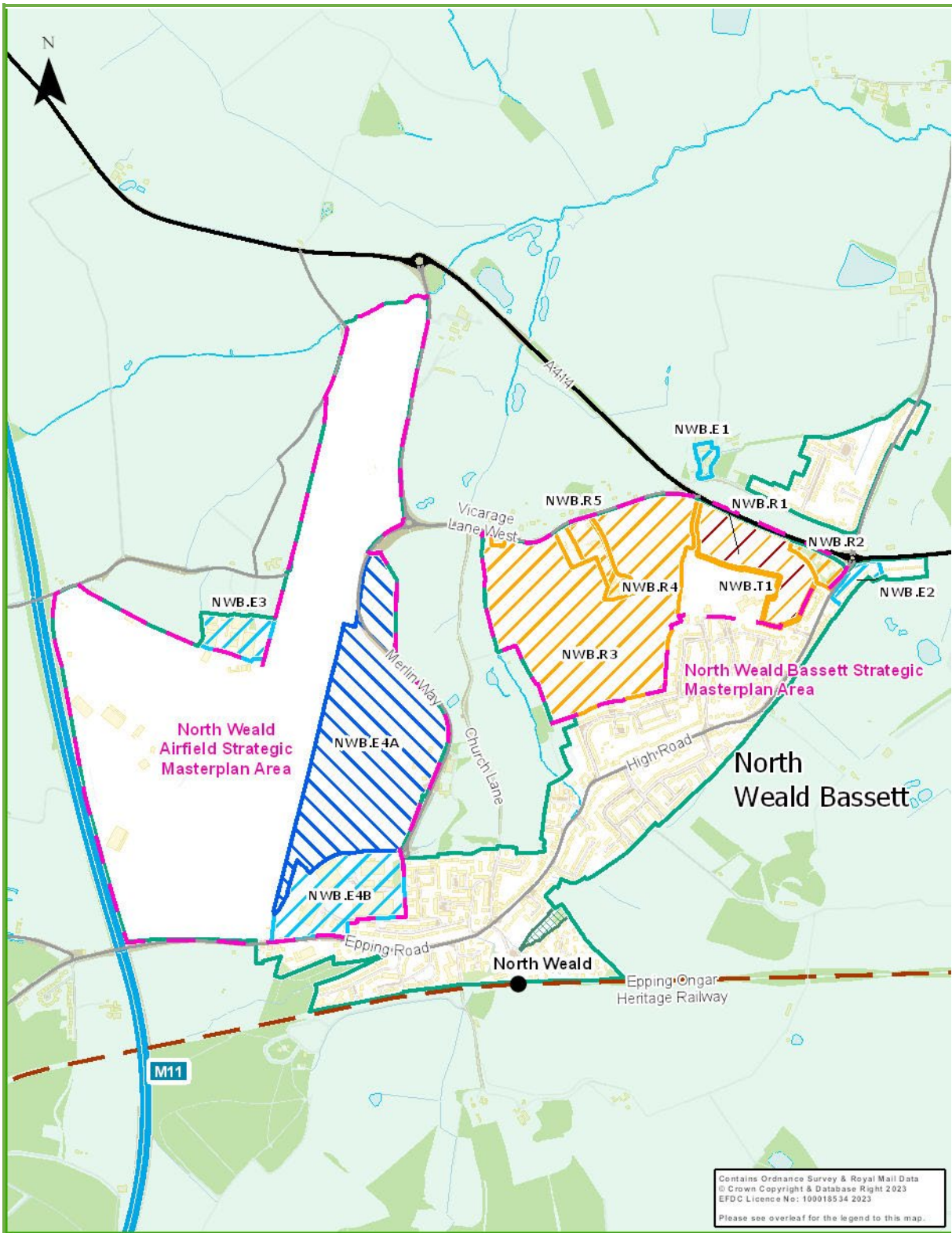
0.28

**Site Description:**

The site comprises existing office uses and associated car parking. The site is bounded by residential development to the West and South, Ongar Leisure Centre to the North East, and The Ongar Academy to the North.







































# North Weald Bassett



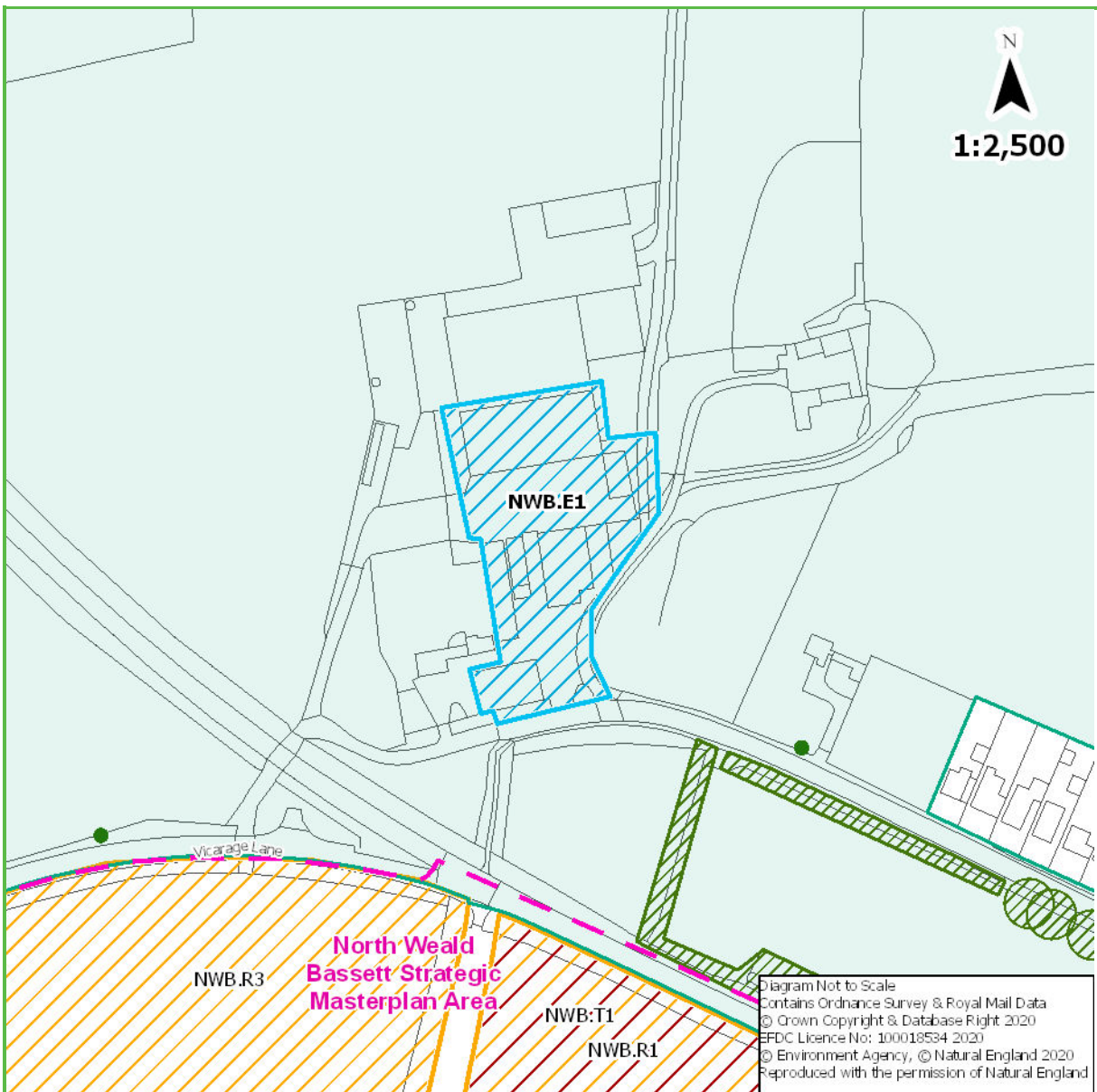
The Strategic Masterplan Areas identified in this map are detailed in Part One of the Local Plan.

### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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Employment Designations
NWB.E1 New House at Vicarage Lane
NWB.E2 Tylers Green Industrial Area
NWB.E3 Weald Hall Farm and Commercial Centre
NWB.E4B Bassett Business Park and Merlin Way Industrial Estate

## NWB.E1 New House Farm at Vicarage Lane



**Site Address:** Vicarage Lane, North Weald Bassett, CM16 6AP

**Settlement:** North Weald Bassett

**Existing Use:** Employment

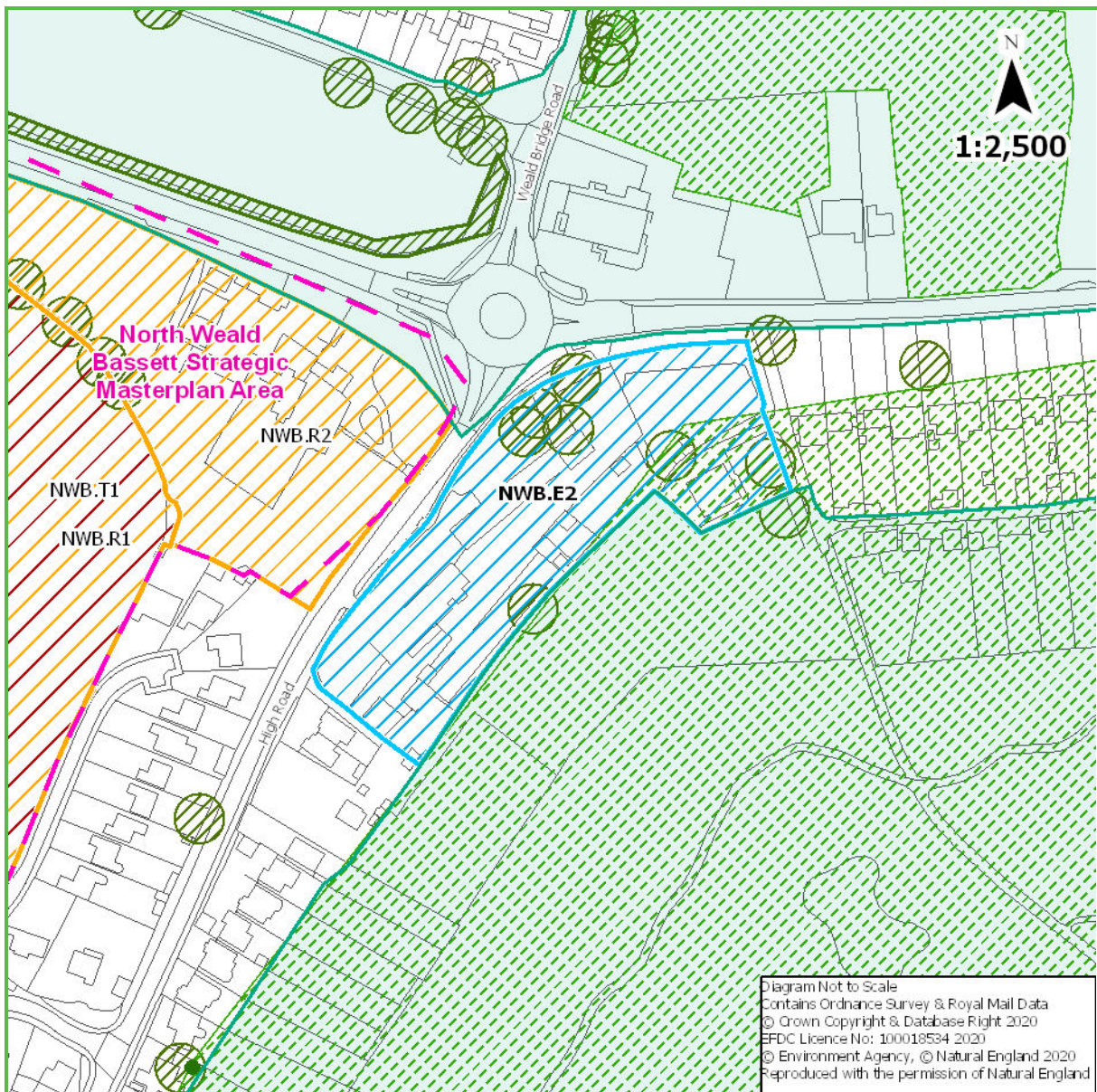
**Size (Hectares)**

0.63

**Site Description:**

The site comprises various sheds/structures in industrial and office uses. It is bounded by residential development and scrubland to the East, Vicarage Lane to the South and agricultural land/buildings to the North and West.

## NWB.E2 Tylers Green Industrial Area



**Site Address:** High Road, North Weald Bassett, CM16 6EG

**Settlement:** North Weald Bassett

**Existing Use:** Employment

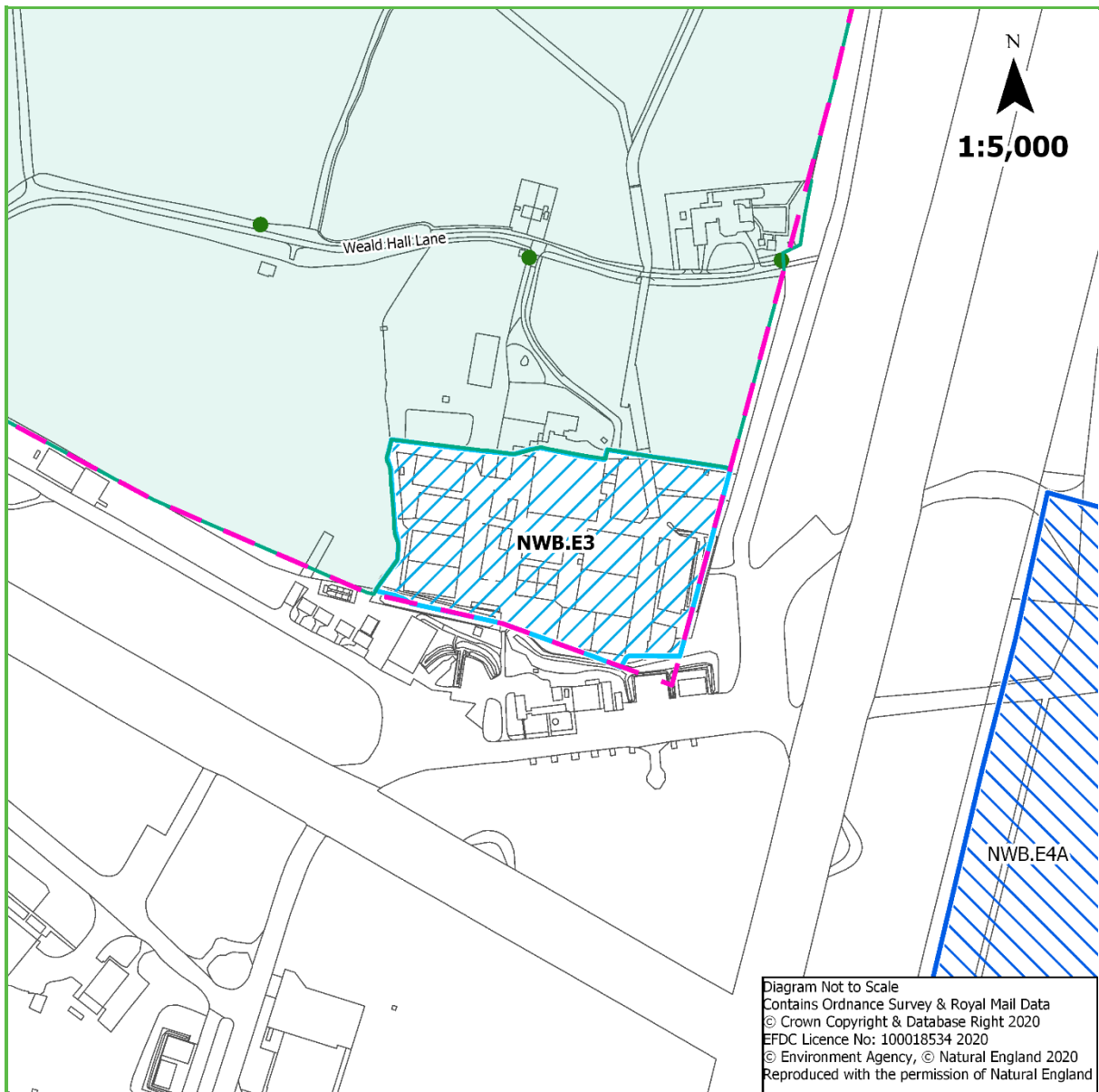
**Size (Hectares)**

1.10

**Site Description:**

The site predominantly comprises industrial uses and associated hardstanding. It is bounded by High Road (B181) to the West, High Road (A414) to the North, residential properties to the East and South West, and recreational uses (golf course) to the South East.

## NWB.E3 Weald Hall Farm and Commercial Centre



**Site Address:** Weald Hall Lane, North Weald Bassett, CM16 6FJ

**Settlement:** North Weald Bassett

**Existing Use:** Employment

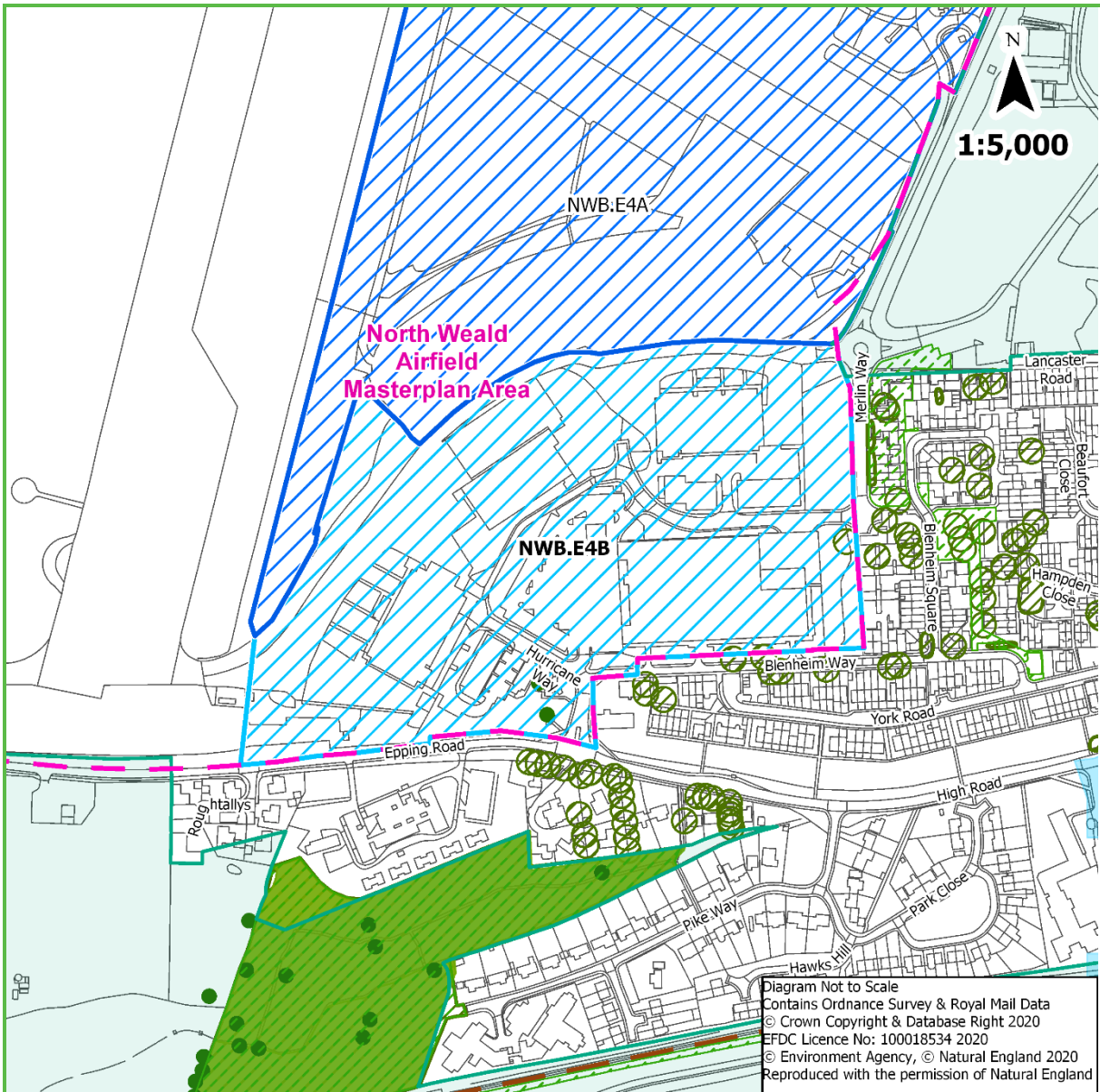
**Size (Hectares)**

3.31

**Site Description:**

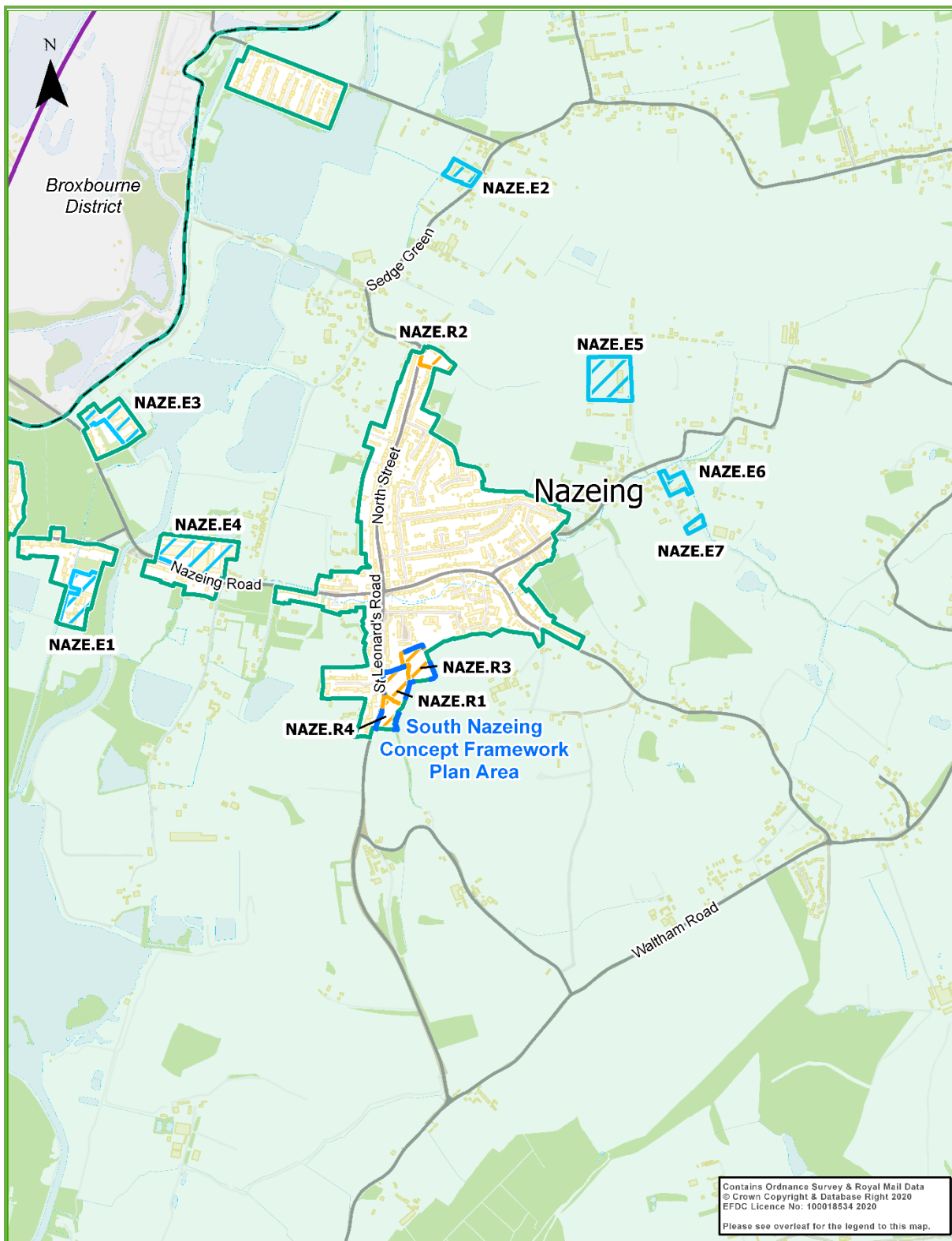
The site comprises various sheds/buildings in industrial uses and associated hardstanding. It is bounded by agricultural land to the North and West, and by North Weald Airfield to the South and East.

## NWB.E4B Bassett Business Park and Merlin Way Industrial Estate























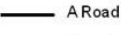
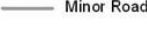
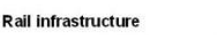

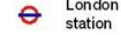





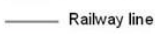

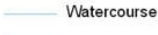



<b>Site Address:</b> Hurricane Way, North Weald Bassett, CM16 6AA	
<b>Settlement:</b> North Weald Bassett	<b>Site Description:</b> The site comprises existing office and industrial uses. It is bounded by aviation uses to the North and West, residential uses to the East and Epping Road to the South. Further details on the employment site allocation for site NWB.E4A can be found in Policy P6 in Part One of the Local Plan.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	
	9.92

# Nazeing



Note: The site allocations identified in this map are detailed in Part Two: Section A.

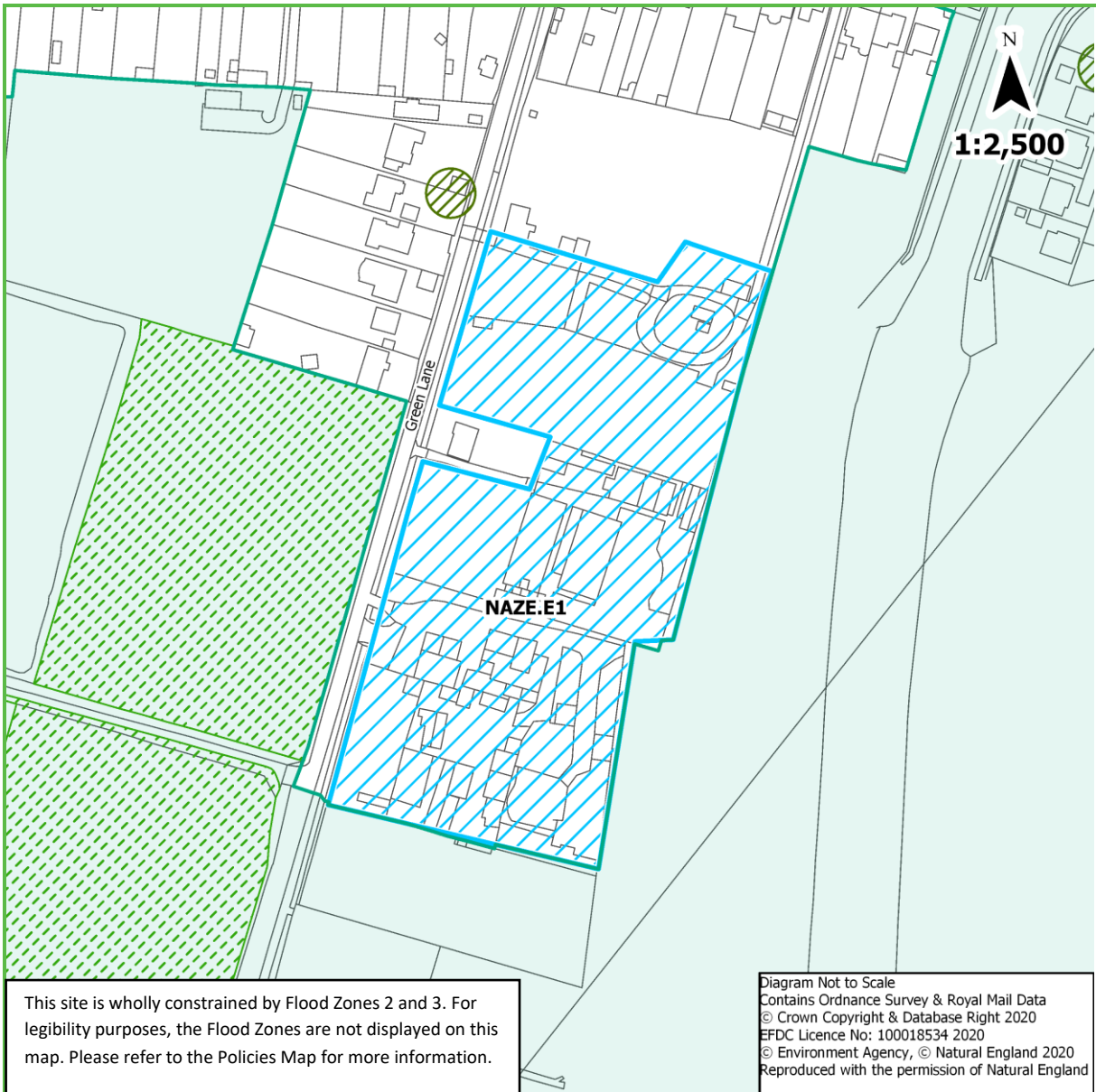
**Legend**

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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Employment Designations
NAZE.E1 The Old Waterworks
NAZE.E2 Land West of Sedge Green
NAZE.E3 Bridge Works and Glassworks at Nazeing New Road
NAZE.E4 Hillgrove Business Park
NAZE.E5 Birchwood Industrial Estate
NAZE.E6 Millbrook Business Park
NAZE.E7 Land at Winston Farm

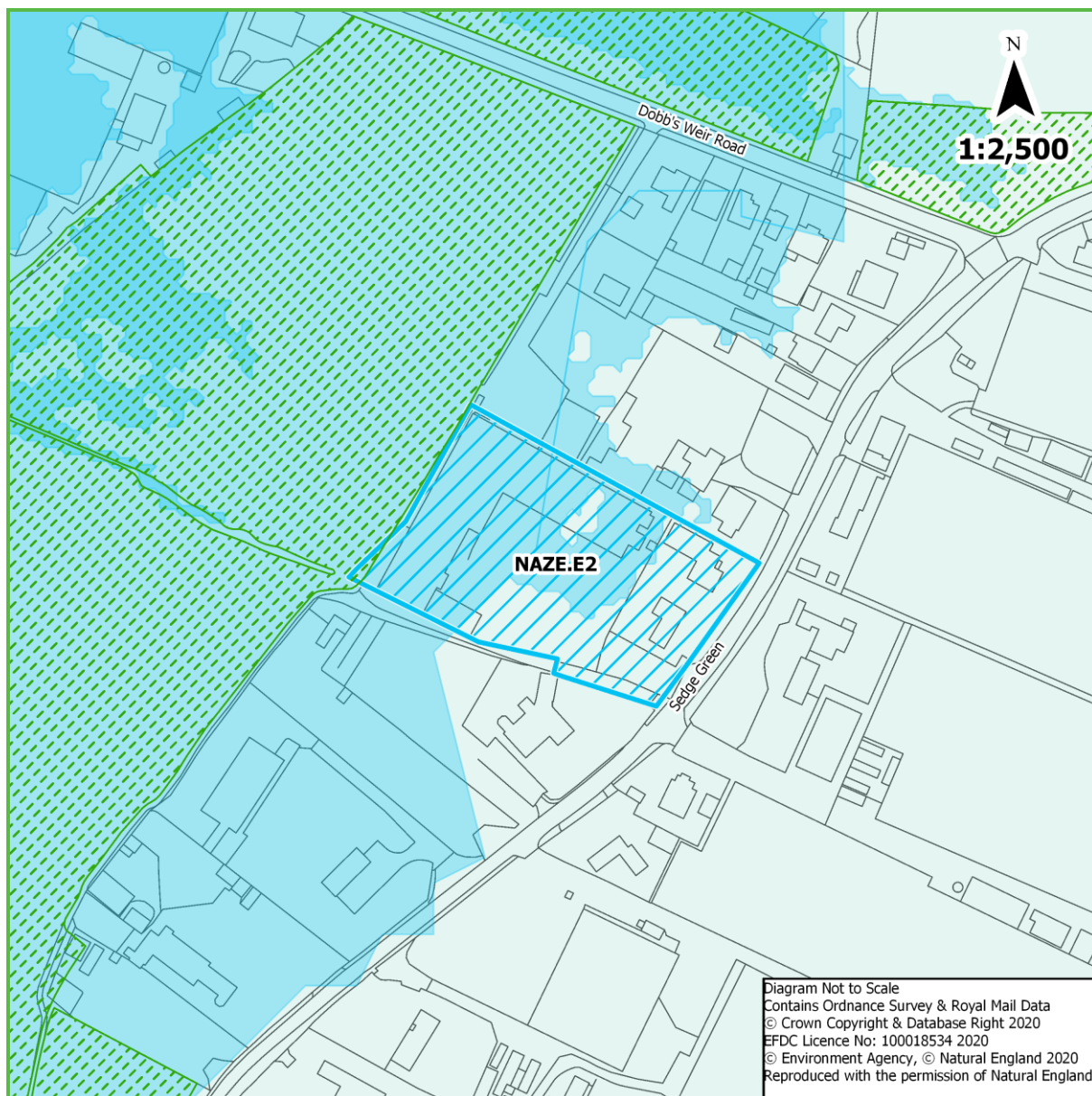


## NAZE.E1 The Old Waterworks



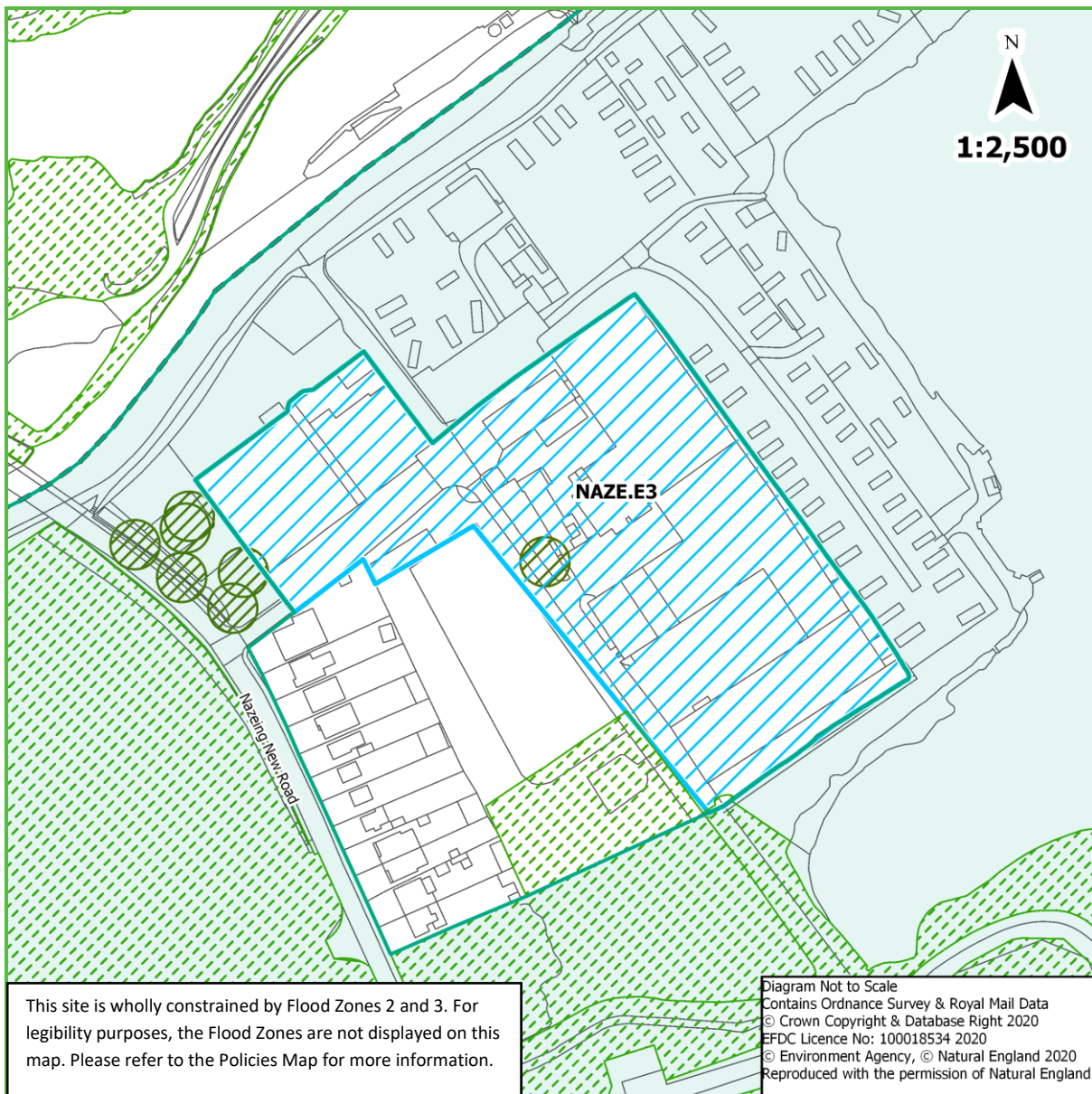
<b>Site Address:</b> Green Lane, Nazeing, EN10 6RS	
<b>Settlement:</b> Nazeing	<b>Site Description:</b> The site comprises various structures and areas of hardstanding, predominantly in industrial use (open storage), and areas of greenfield land. The site is bounded by residential development to the North and partially to the West, Green Lane to the West, and scrub/agricultural land to the East and South.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	
	2.15

## NAZE.E2 Land West of Sedge Green



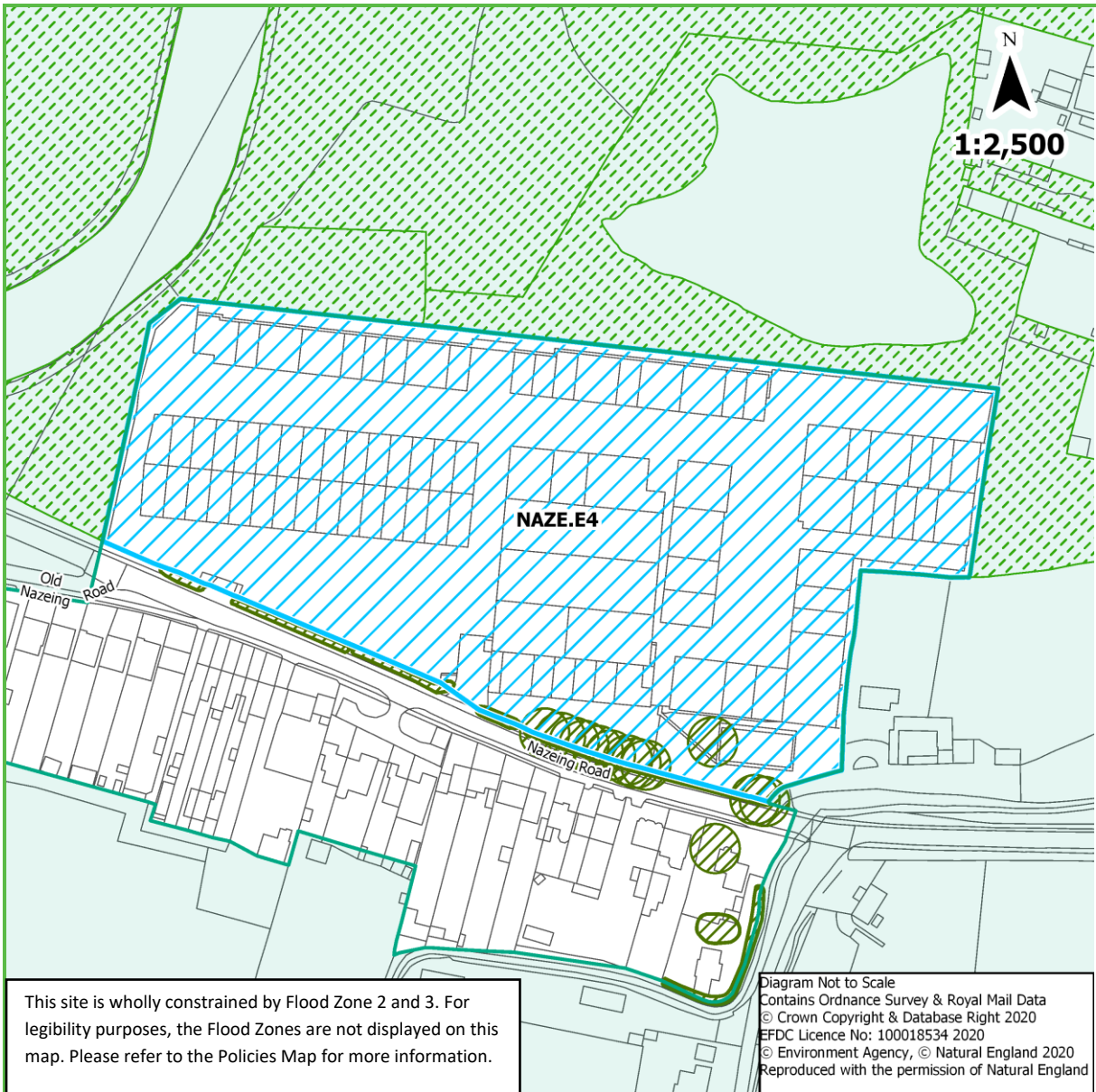
<b>Site Address:</b> Sedge Green, Nazeing, CM19 5JR	
<b>Settlement:</b> Nazeing	<b>Site Description:</b> The site comprises buildings in industrial use and associated hardstanding. It is bounded by residential development to the North, derelict land to the South, greenfield land to the West and Sedge Green to the East.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

## NAZE.E3 Bridge Works and Glassworks at Nazeing New Road



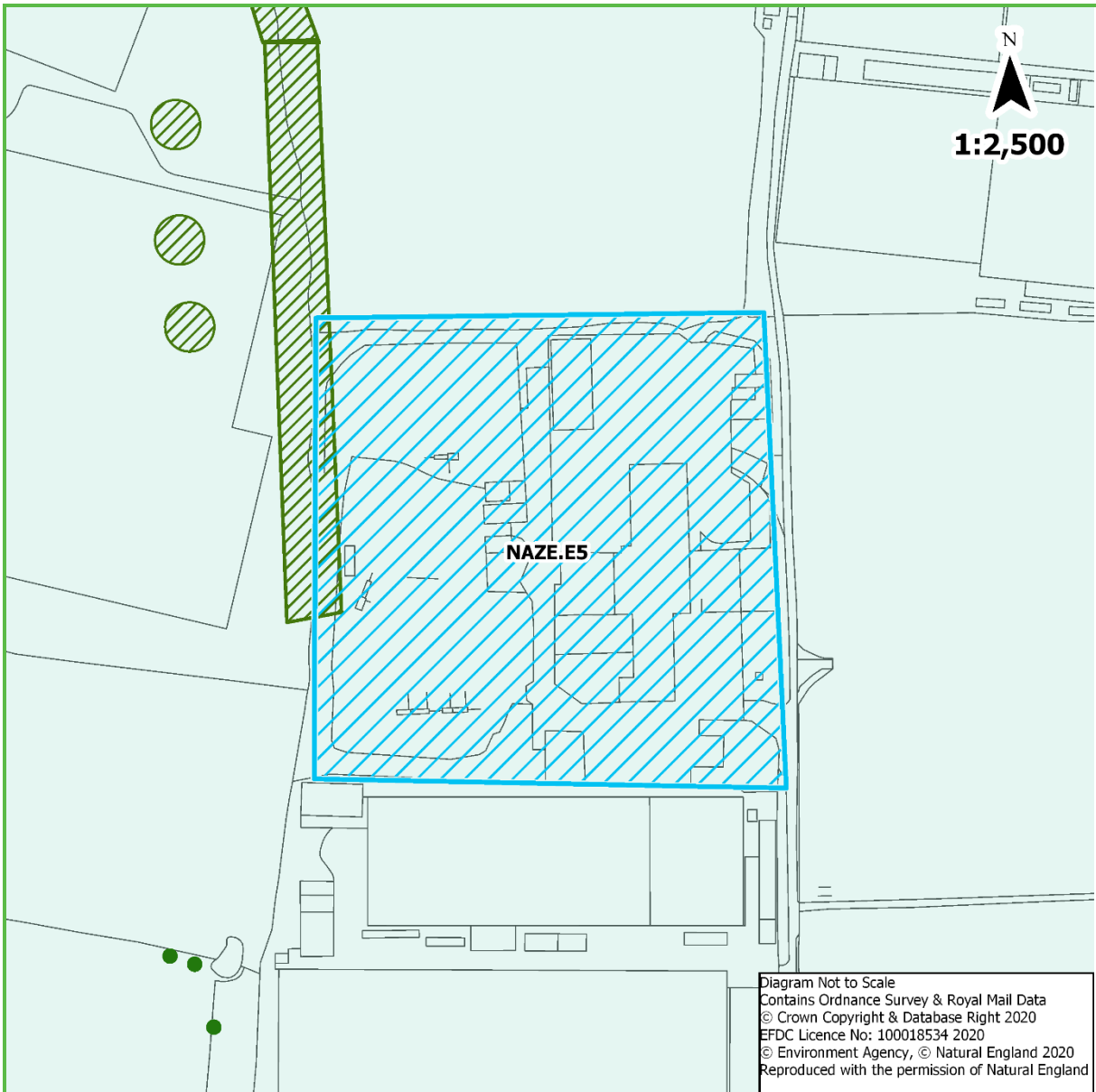
<b>Site Address:</b> Nazeing New Road, Nazeing, EN10 6SY	
<b>Settlement:</b> Nazeing	<b>Site Description:</b> The site comprises a works complex predominantly in office and industrial uses. It is bounded by a mobile home park to the North and East, residential dwellings to the West and a reservoir to the South.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

## NAZE.E4 Hillgrove Business Park



<b>Site Address:</b> Nazeing Road, Nazeing, EN9 2HB	
<b>Settlement:</b> Nazeing	<b>Site Description:</b> 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.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	
	3.85

## NAZE.E5 Birchwood Industrial Estate



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

**Settlement:** Nazeing

**Existing Use:** Employment

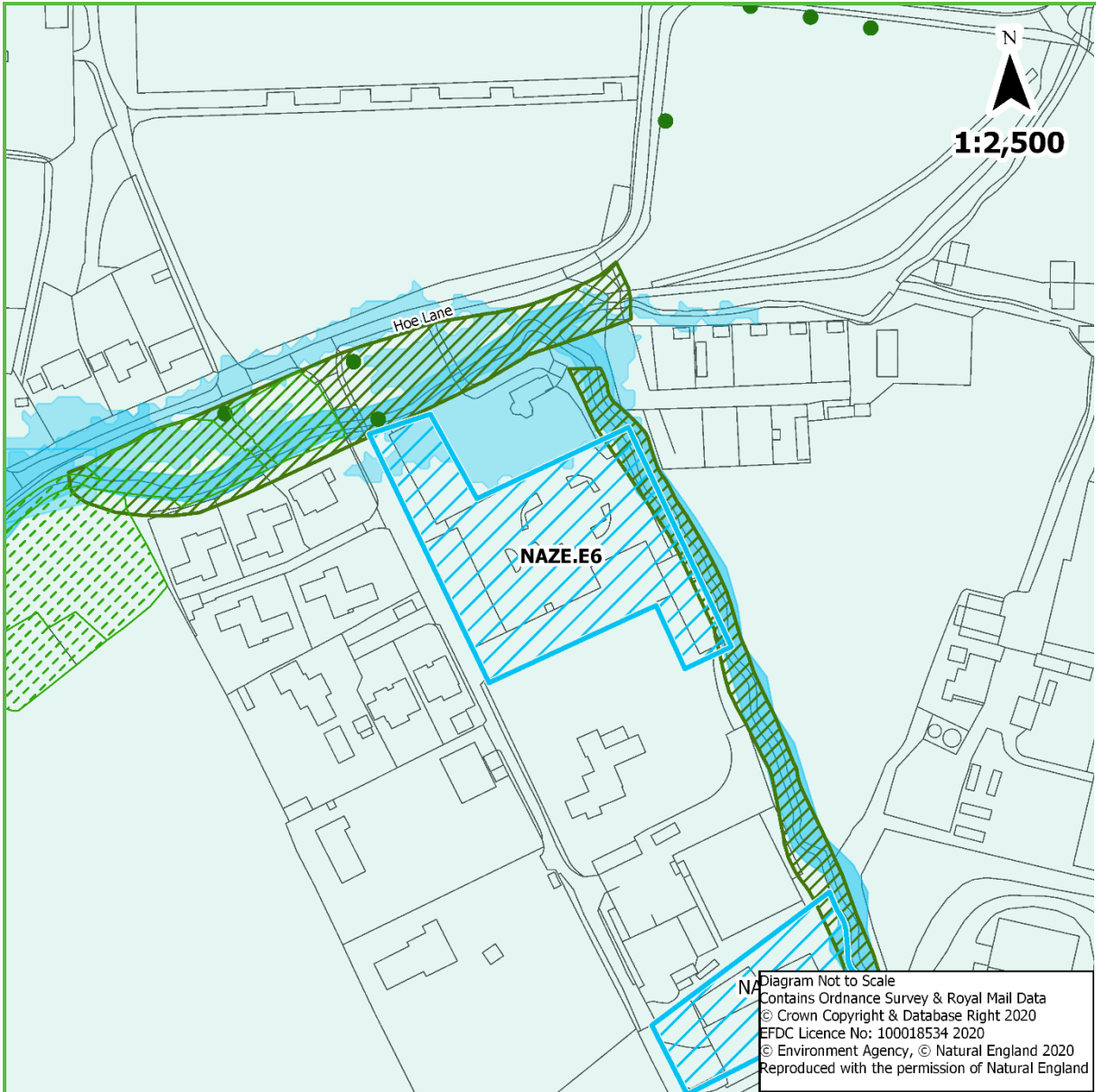
**Size (Hectares)**

2.88

**Site Description:**

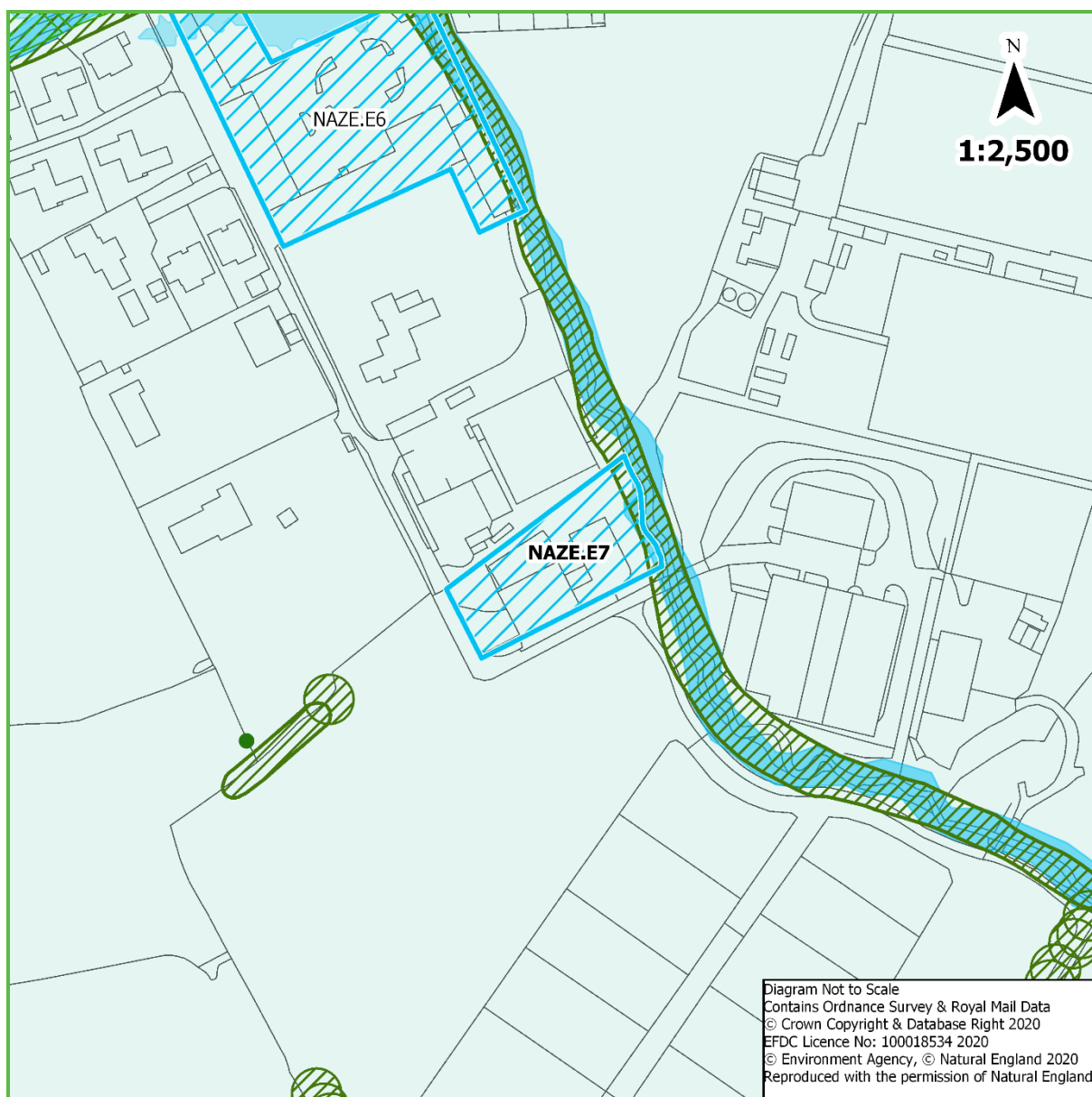
The site comprises buildings/structures in industrial use and associated hardstanding. It is bounded by glasshouses to the South and agricultural fields to the West, North and East.

## NAZE.E6 Millbrook Business Park



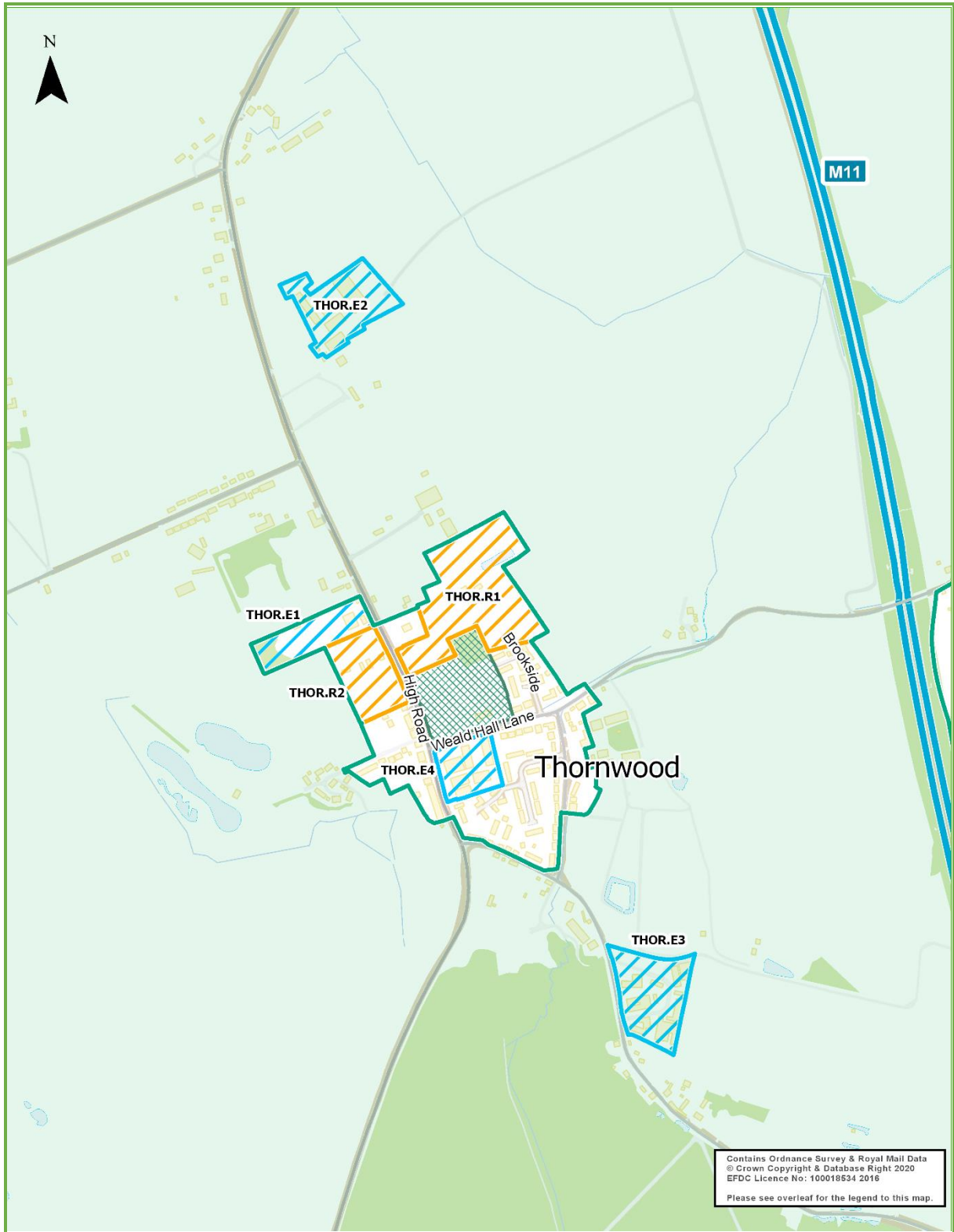
<b>Site Address:</b> Hoe Lane, Nazeing, EN9 2RJ	
<b>Settlement:</b> Nazeing	<b>Site Description:</b> The site comprises a business park with a mixture of office and industrial uses, including associated car parking. It is bounded by Winston Farm to the West, Hoe Lane to the North, residential development to the South and the Nazeing Brook to the East.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	
	0.68

## NAZE.E7 Land at Winston Farm



<b>Site Address:</b> Hoe Lane, Nazeing, EN9 2RJ	
<b>Settlement:</b> Nazeing	<b>Site Description:</b> The site comprises industrial uses. It is bounded by industrial uses to the North, residential development to the West, the Nazeing Brook to the East and agricultural land to the South.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	



































# Thornwood



Note: The site allocations identified in this map are detailed in Part Two: Section A.

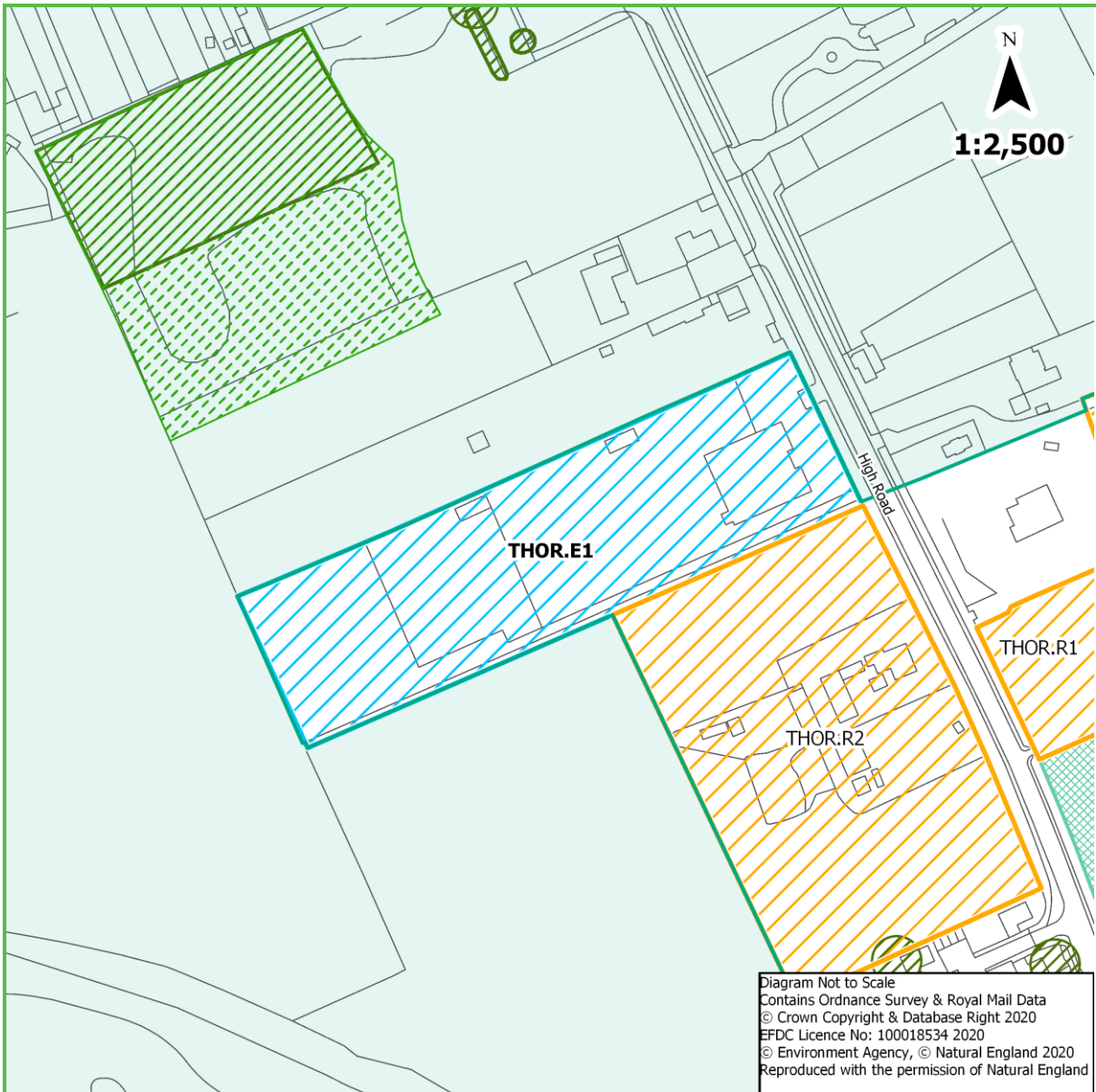


**Legend**

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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Employment Designations
THOR.E1 Camfaud Concrete Pumps
THOR.E2 Lands at Esgors Farm
THOR.E3 Woodside Industrial Estate
THOR.E4 Weald Hall Lane Industrial Area

## THOR.E1 Camfaud Concrete Pumps



<b>Site Address:</b> High Road, Thornwood, CM16 6LZ	
<b>Settlement:</b> Thornwood	<b>Site Description:</b> 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 (B1393) to the East, employment uses and residential development to the North, residential development to the South and greenfield land to the West.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	
	1.37

## THOR.E2 Land at Esgors Farm



**Site Address:** High Road, Thornwood, CM16 6LY

**Settlement:** Thornwood

**Existing Use:** Employment

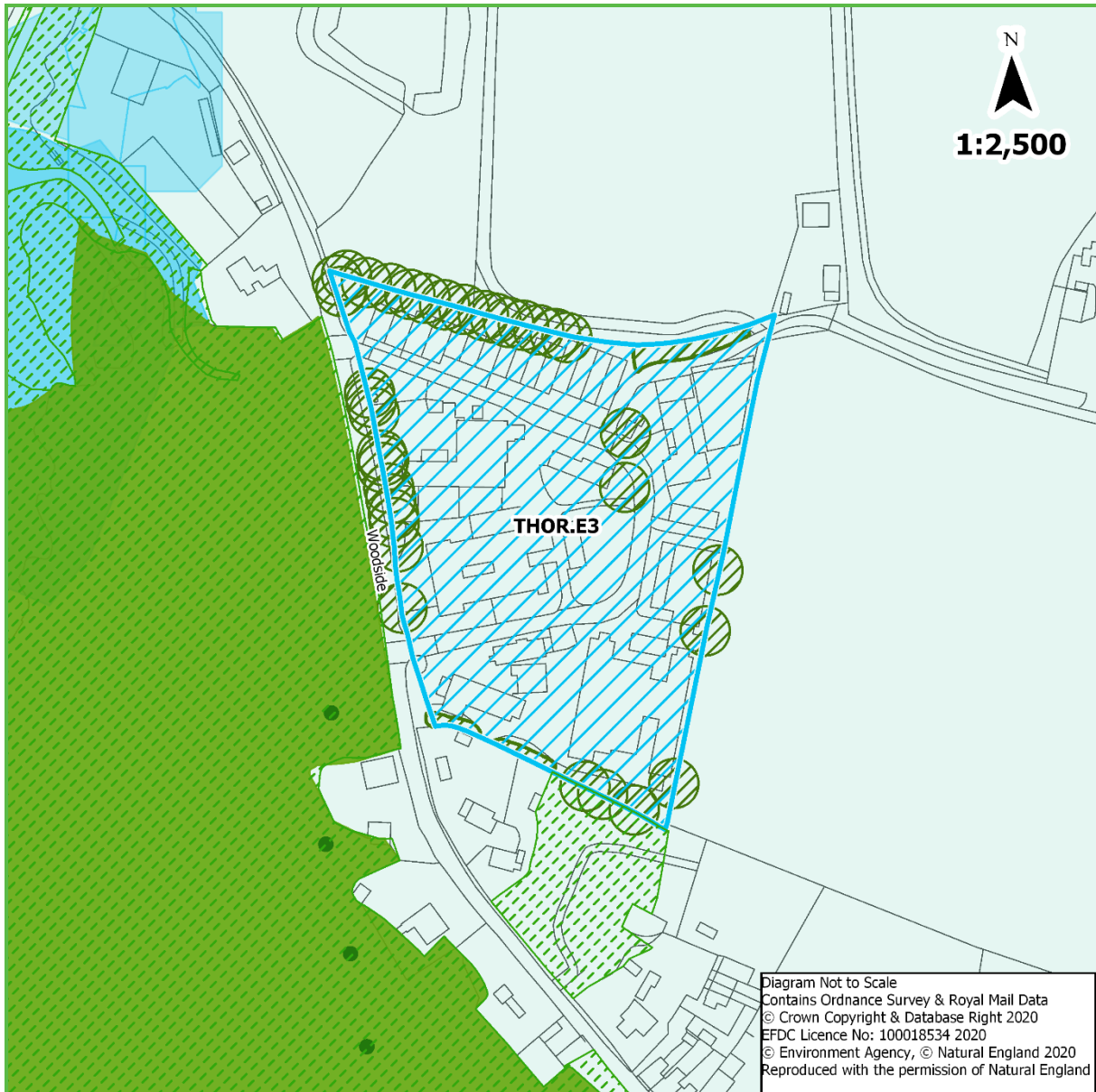
**Size (Hectares)**

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.

## THOR.E3 Woodside Industrial Estate



**Site Address:** Woodside, Thornwood, CM16 6LJ

**Settlement:** Thornwood

**Existing Use:** Employment

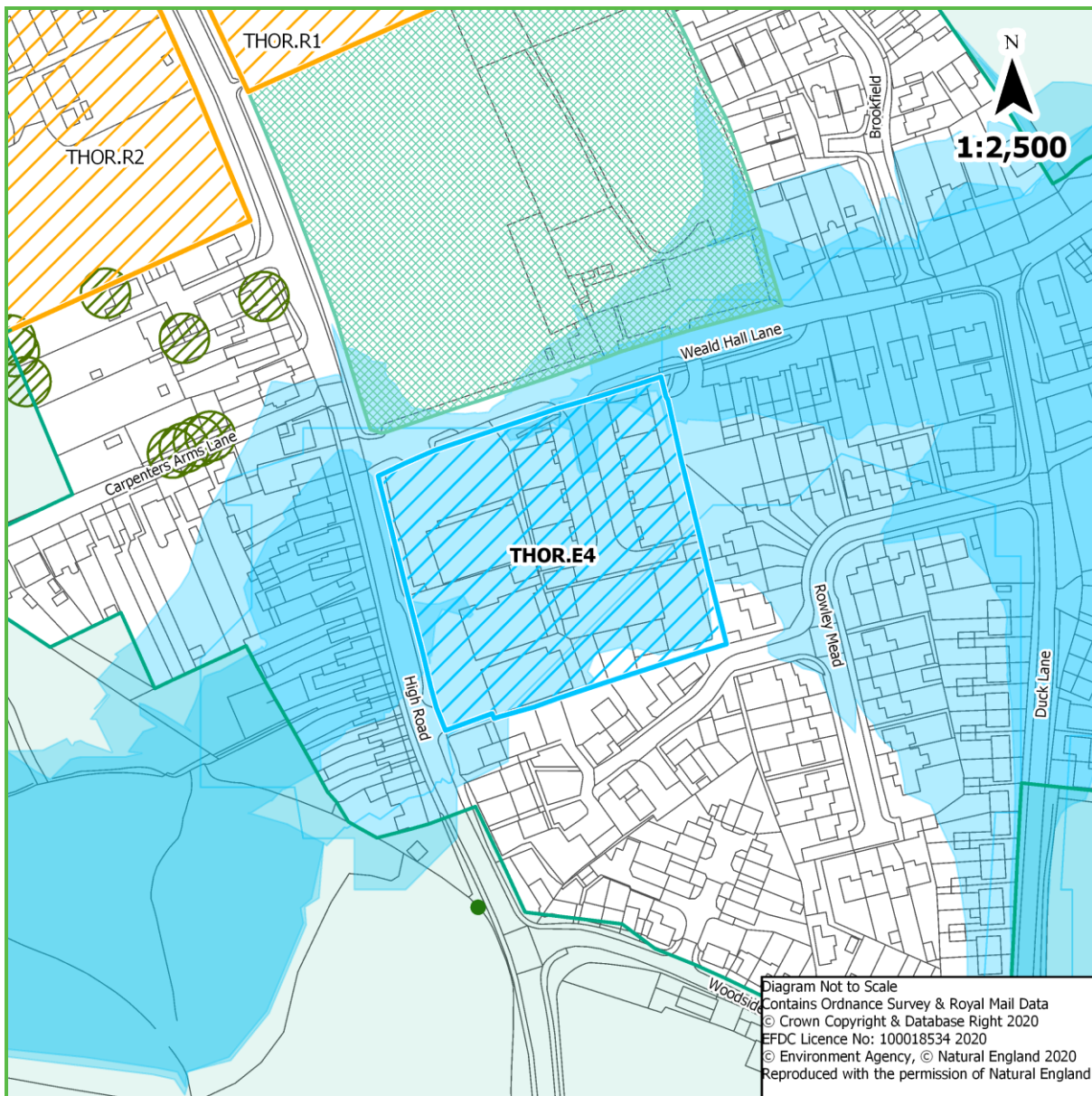
**Size (Hectares)**

1.99

**Site Description:**

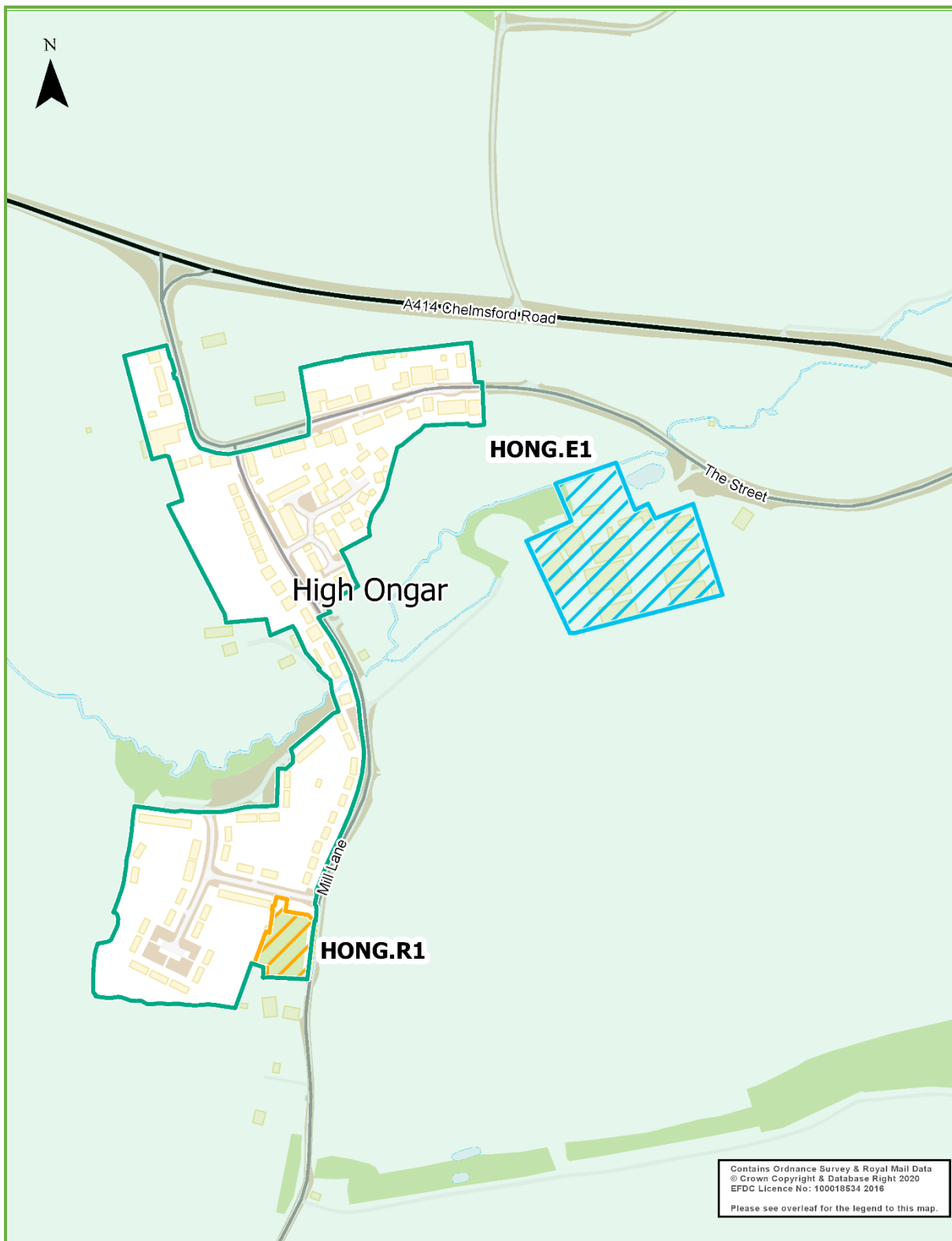
The site comprises office and industrial uses. It is bounded by Woodside to the West, agricultural land to the North and East and residential development to the South.

## THOR.E4 Weald Hall Lane Industrial Area























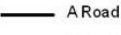
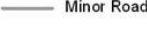
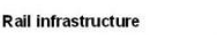

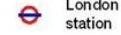







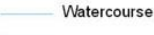
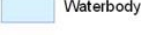


<b>Site Address:</b> High Road, Thornwood, CM16 6NB	
<b>Settlement:</b> Thornwood	<b>Site Description:</b> The site comprises a cluster of buildings in industrial uses with associated hardstanding. It is bounded by High Road (B1393) to the West, Weald Hall Lane to the North and residential development to the South and East.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

# High Ongar



Note: The site allocation identified in this map is detailed in Part Two: Section A.

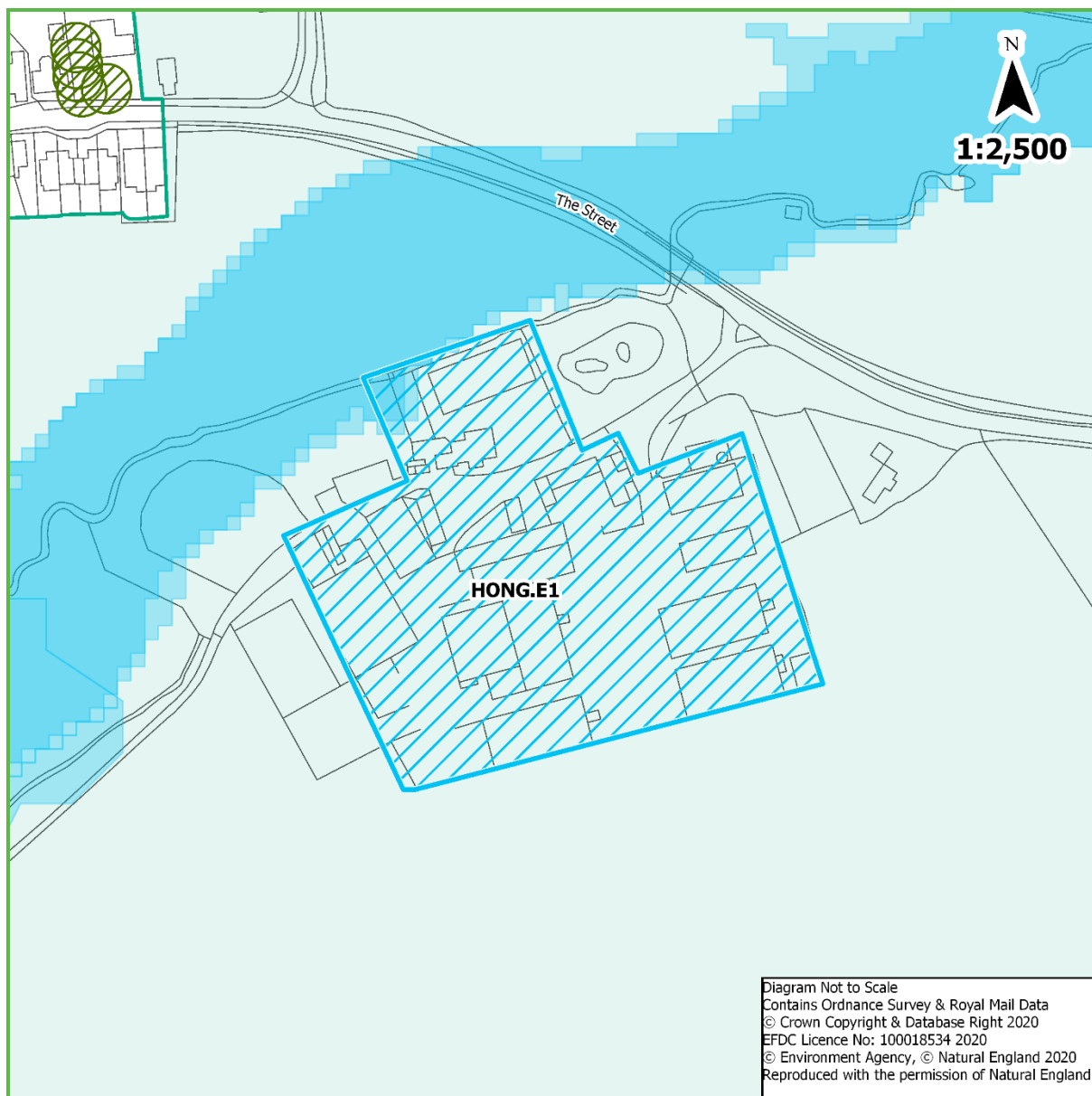
### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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## Employment Designations

HONG.E1 Nash Hall Industrial Estate

## HONG.E1 Nash Hall Industrial Estate



**Site Address:** The Street, High Ongar, CM5 9NL

**Settlement:** High Ongar

**Existing Use:** Employment

**Size (Hectares)**

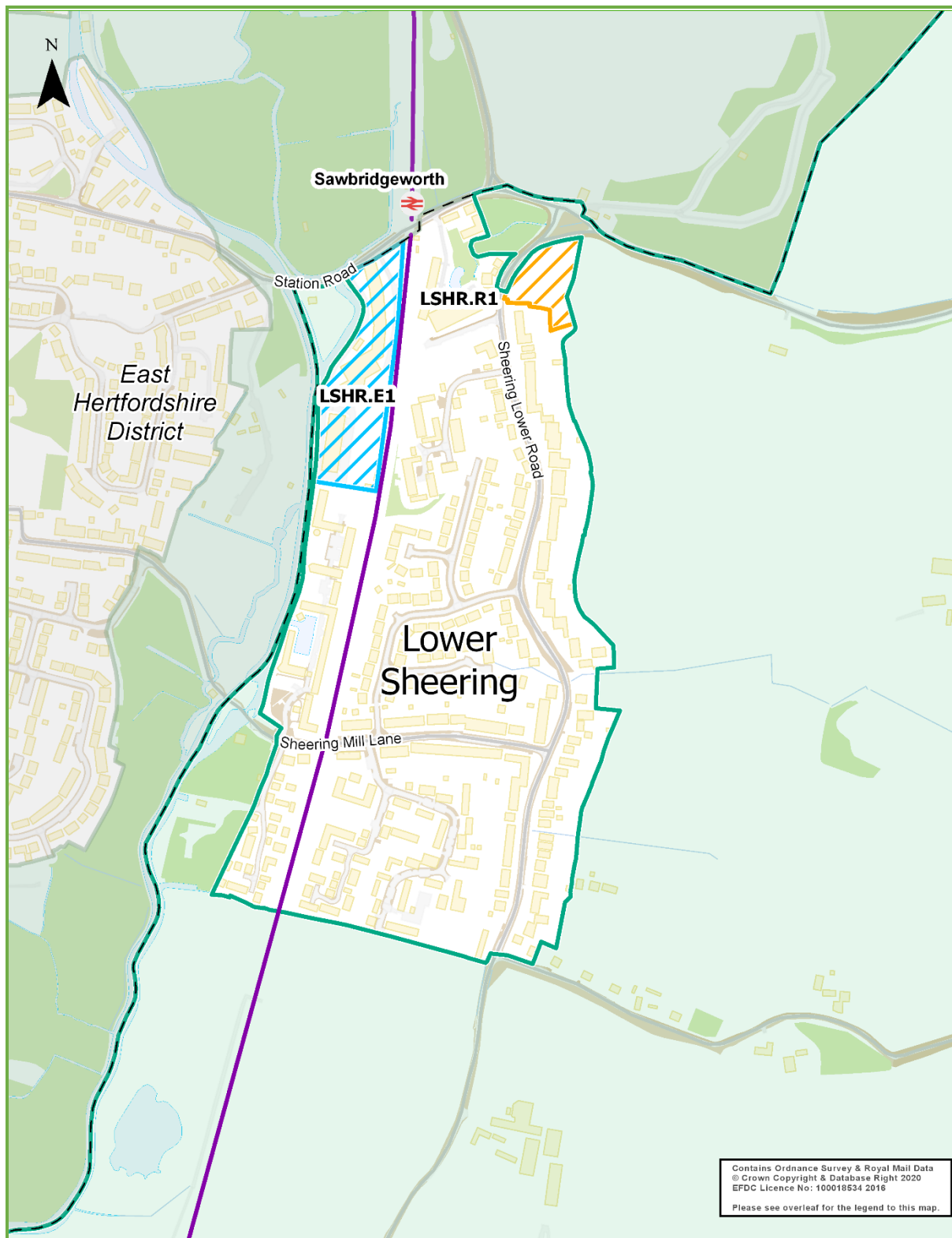
2.00

**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.



























# Lower Sheering



Note: The site allocation identified in this map is detailed in Part Two: Section A.

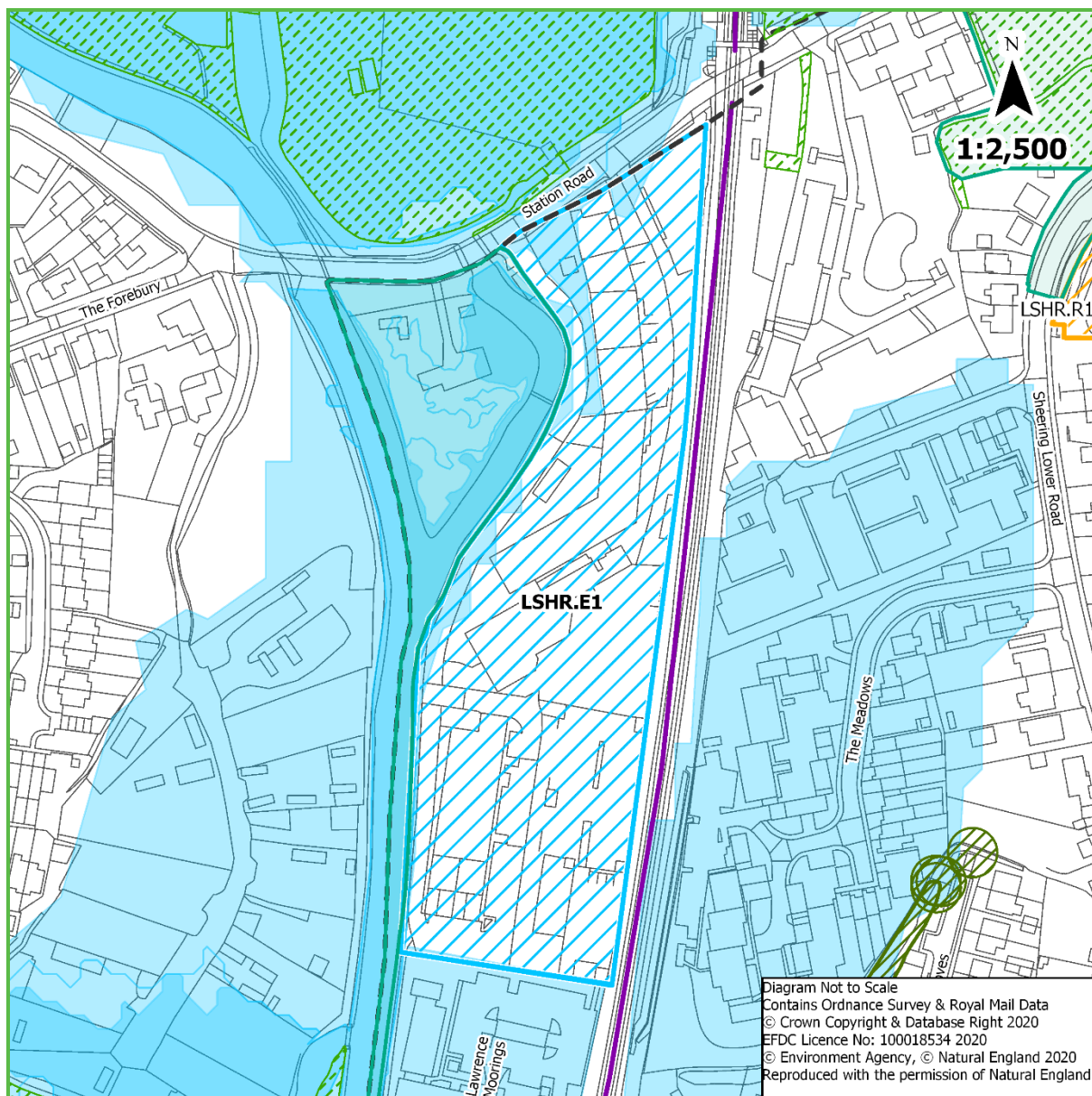
### Legend

<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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## Employment Designations

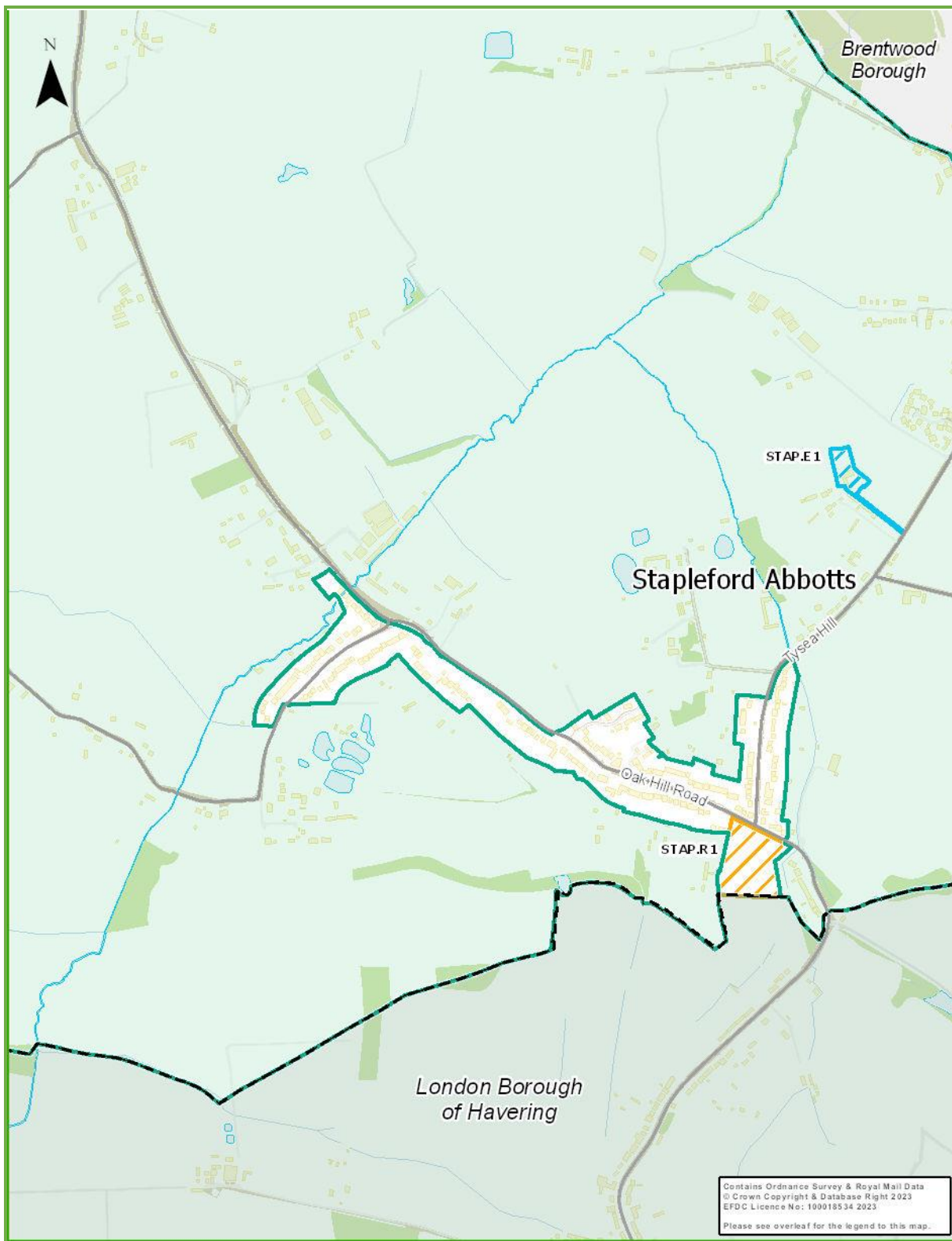
LSHR.E1 Land at The Maltings

## LSHR.E1 Land at The Maltings

































<b>Site Address:</b> Station Road, Sawbridgeworth, CM21 9JX	
<b>Settlement:</b> Lower Sheering	<b>Site Description:</b> The site contains existing employment uses which predominantly comprise offices. It is bounded by the railway line to the East, River Stort to the West, Station Road to the North and residential development to the South.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

# Stapleford Abbots



Note: The site allocation identified in this map is detailed in Part Two: Section A.

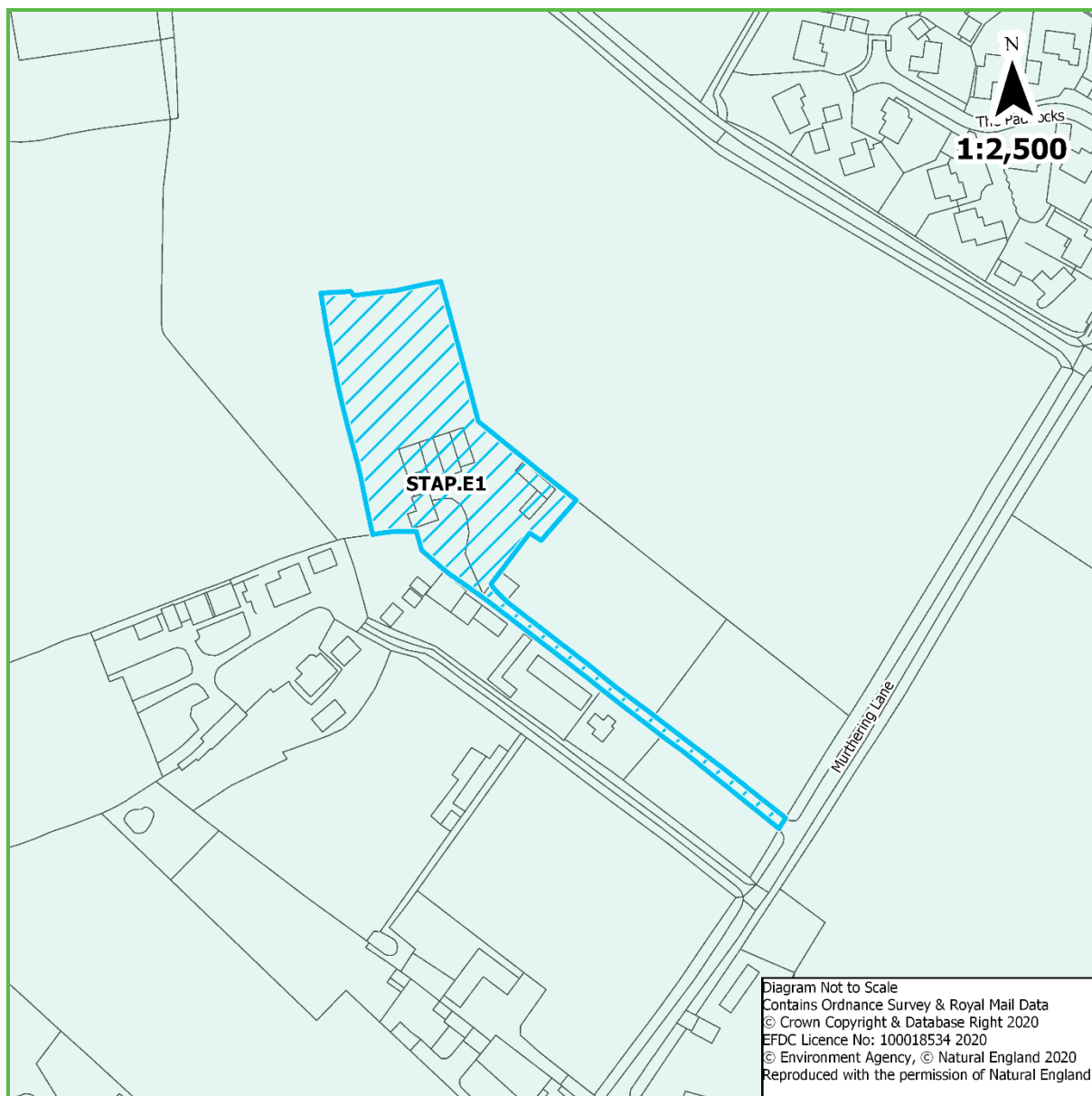
### Legend

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## Employment Designations

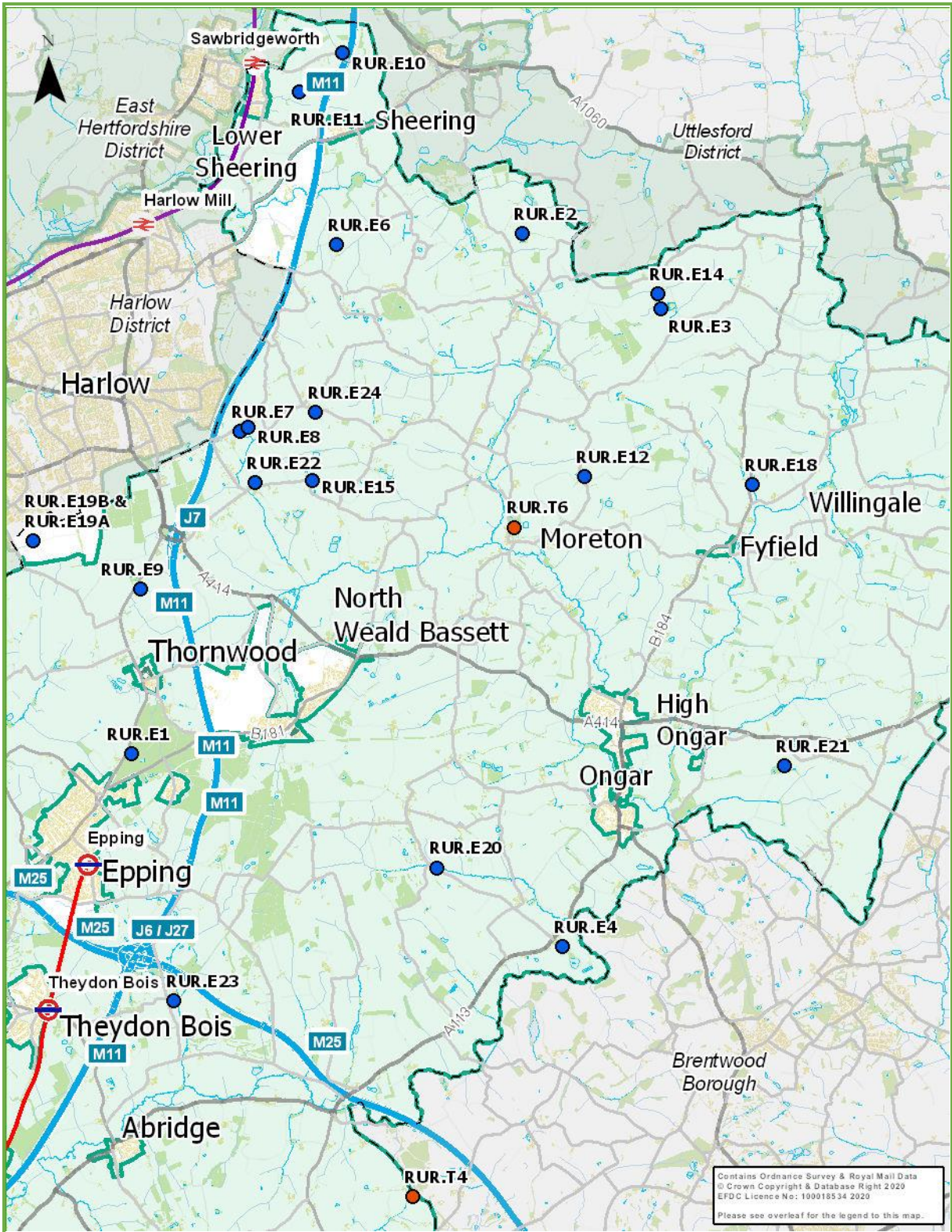
STAP.E1 Land at High Willows

## STAP.E1 Land at High Willows


















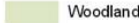


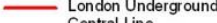
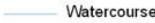



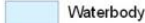





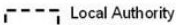

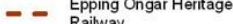
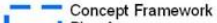



<b>Site Address:</b> Murthing Lane, Stapleford Abbots, RM4 1JT	
<b>Settlement:</b> Stapleford Abbots	<b>Site Description:</b> The site comprises industrial uses. It is bounded by residential dwellings to the South and agricultural land to the North, East and West.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

# Eastern Rural Sites



Note: The site allocations identified in this map are detailed in Part Two: Section A.

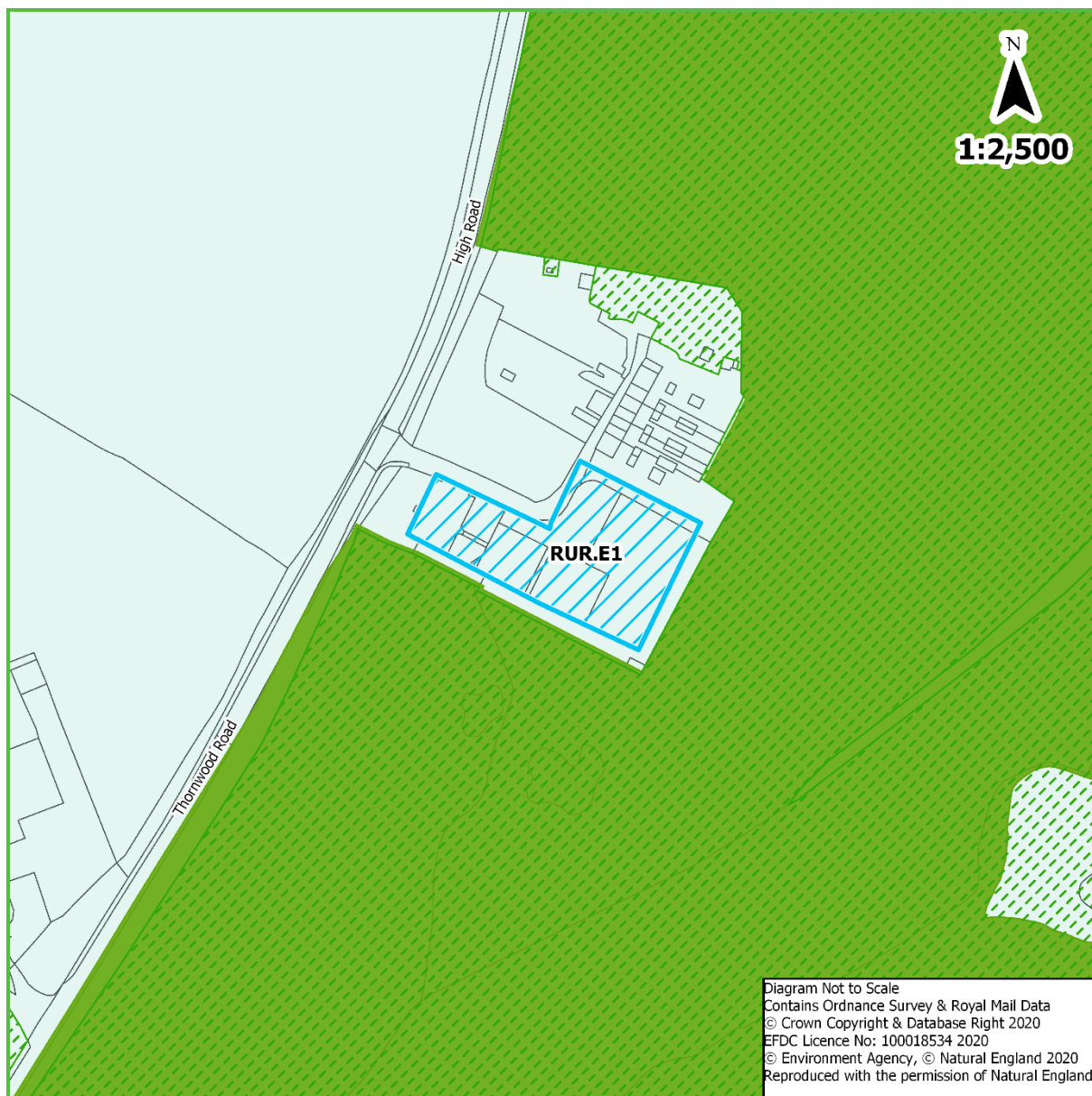
**Legend**

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

Employment Designations
RUR.E1 Brickfield House
RUR.E2 Land at Kingston's Farm
RUR.E3 Matching Airfield South
RUR.E4 Land at London Road
RUR.E6 Land at Housham Hall Farm
RUR.E7 Land at Searles Farm
RUR.E8 Fosters Croft
RUR.E9 Horseshoe Farm at London Road
RUR.E10 Land at Little Hyde Hall Farm
RUR.E11 Land at Quickbury Farm
RUR.E12 New House Farm
RUR.E14 Matching Airfield North
RUR.E15 Land at Rolls Farm Barns
RUR.E18 Land at Dunmow Road
RUR.E19B Dorrington Farm
RUR.E20 Land at Stewarts Farm
RUR.E21 Land at Paslow Hall Farm
RUR.E22 Hastingwood Business Centre
RUR.E23 Hobbs Cross Business Centre
RUR.E24 Land at Holts Farm



## RUR.E1 Brickfield House



<b>Site Address:</b> High Road, Thornwood, CM16 6TH	
<b>Parish:</b> North Weald Basset	<b>Site Description:</b> The site comprises office and industrial uses and associated hardstanding. The site is located to the North of Epping and to the South of Thornwood. The site bounded to the West by High Road, to the South and East by woodland and to the North by residential dwellings.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

## RUR.E2 Land at Kingston's Farm



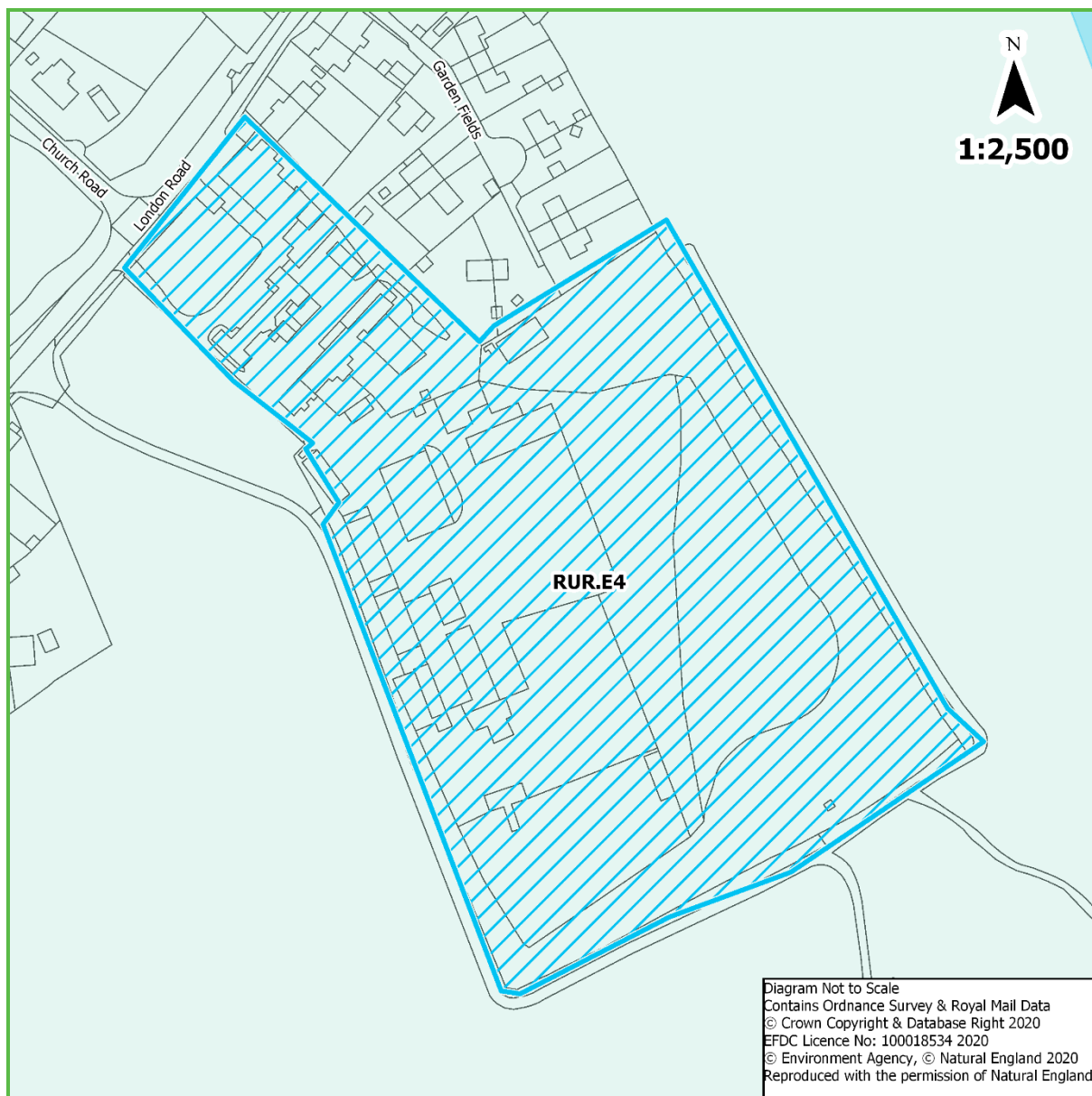
<b>Site Address:</b> Downhall Road, Harlow, CM17 0RB	
<b>Parish:</b> Matching	<b>Site Description:</b> The site comprises warehouses/sheds in office and industrial use and associated hardstanding. It is bounded to the North, East and West by agricultural fields and by a residential dwelling and associated outbuildings to the South.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

## RUR.E3 Matching Airfield South



<b>Site Address:</b> Anchor Lane, Abbess Roding, CM5 0JR	
<b>Parish:</b> Abbess Beauchamp and Berners Roding	<b>Site Description:</b> The site is largely developed, comprising industrial uses and associated hardstanding, and areas of greenfield land. The site is surrounded by agricultural land and is bounded by hedgerows and trees.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

## RUR.E4 Land at London Road



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

**Parish:** Stanford Rivers

**Existing Use:** Employment

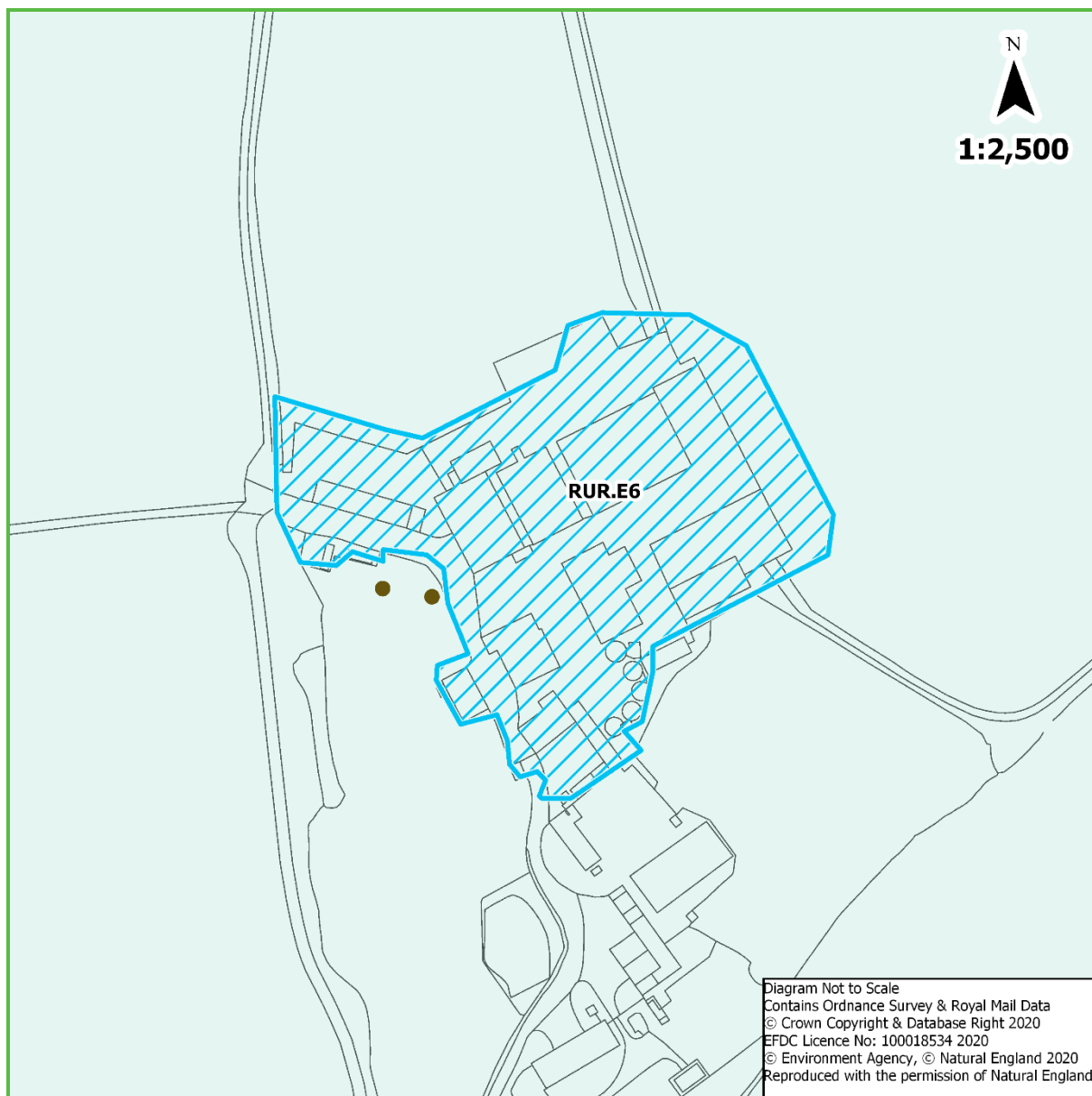
**Size (Hectares)**

4.64

**Site Description:**

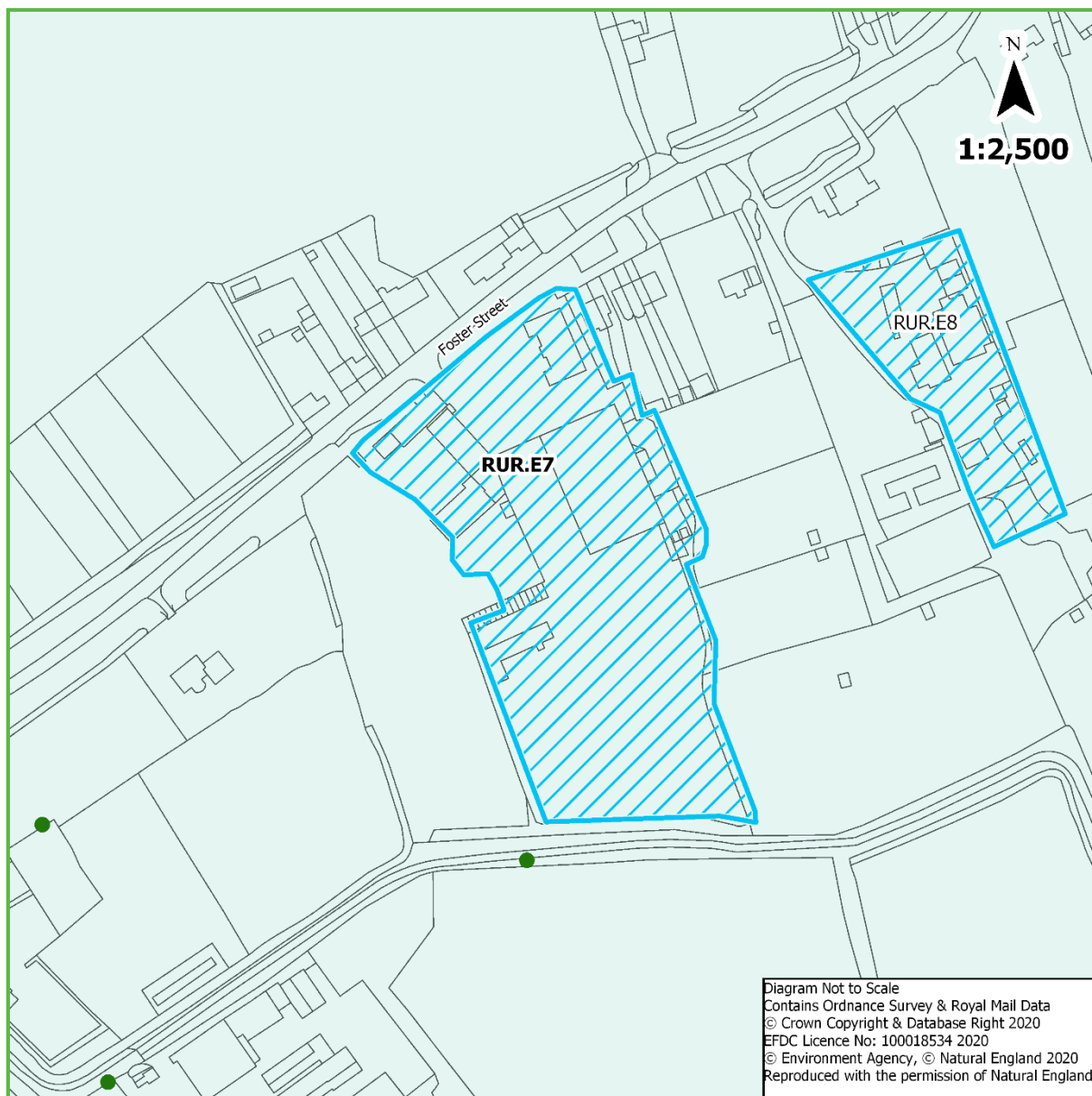
The site is partly developed. The Western part of the site is predominantly in industrial use, whilst the Eastern part comprises greenfield land. The site is bounded by London Road (A113) and residential dwellings to the North, and by agricultural land to the East, South and West.

## RUR.E6 Land at Housham Hall Farm



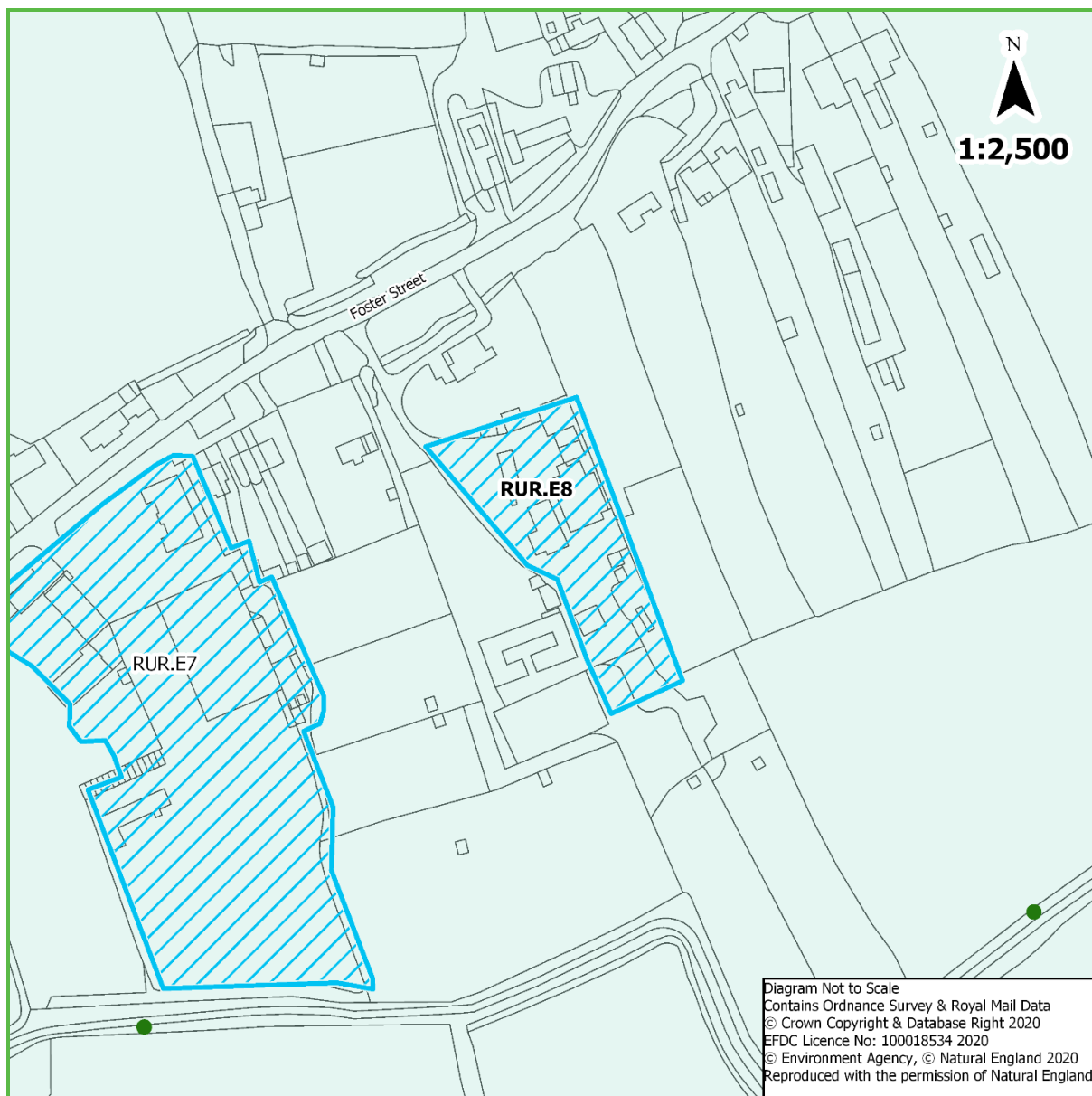
<b>Site Address:</b> Harlow Road, CM17 0PB	
<b>Parish:</b> Matching	<b>Site Description:</b> The site comprises industrial uses, areas of hardstanding, and agricultural buildings and associated machinery. The site is almost entirely surrounded by agricultural land, with a residential dwelling located to the South.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

## RUR.E7 Land at Searles Farm



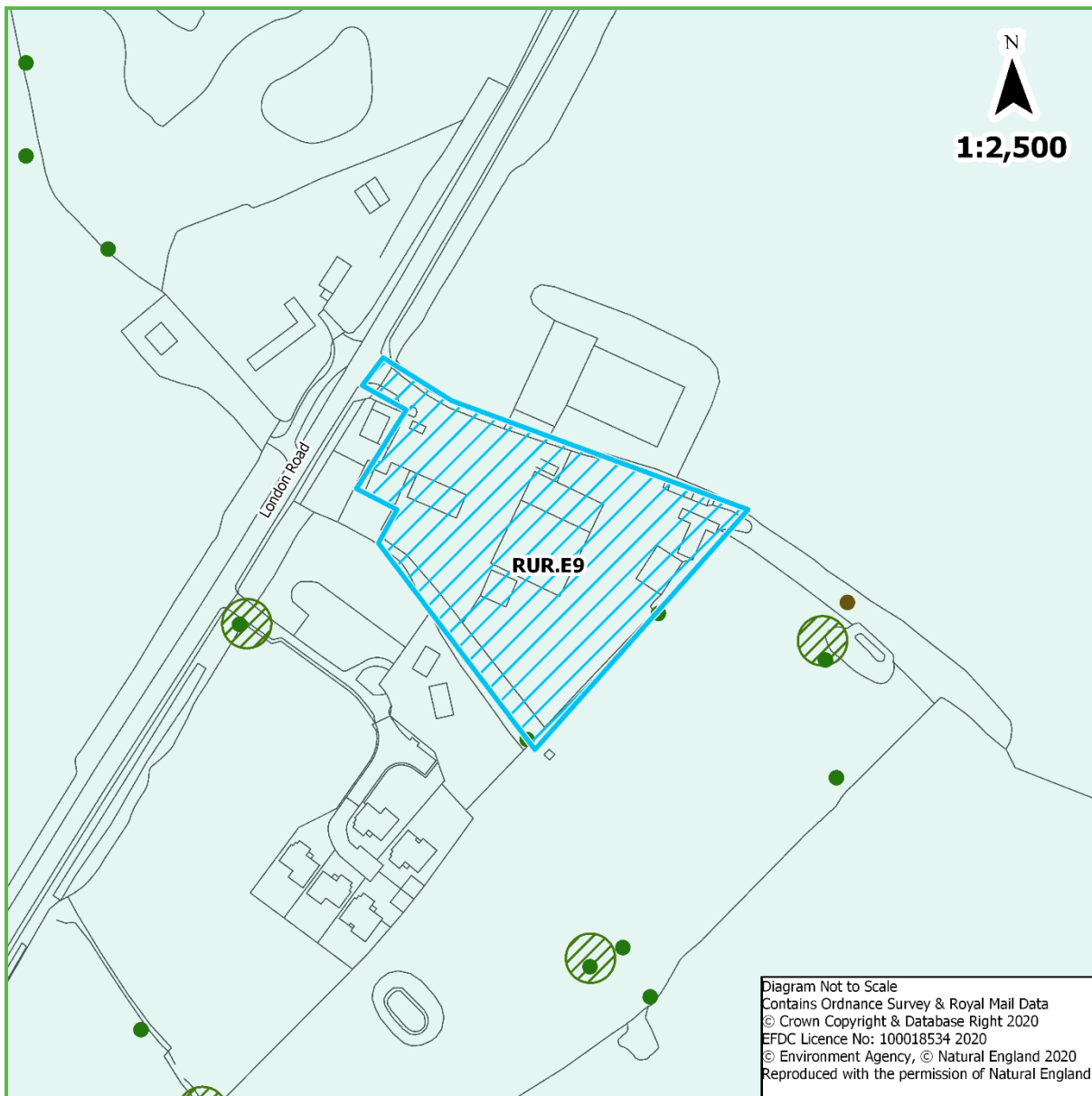
<b>Site Address:</b> Foster Street, CM17 9HP	
<b>Parish:</b> North Weald Bassett	<b>Site Description:</b> The site comprises various buildings predominantly in office use and associated hardstanding. The site is bounded by paddock and agricultural land to the West, South and South East, residential dwellings to the North East, and Foster Street to the North.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

## RUR.E8 Fosters Croft



<b>Site Address:</b> Foster Street, CM17 9HS	
<b>Parish:</b> North Weald Bassett	<b>Site Description:</b> The site comprises buildings predominantly in industrial use and associated hardstanding. The site is bounded by residential dwellings to the East and West, Foster Street to the North and agricultural land to the South.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

## RUR.E9 Horseshoe Farm at London Road



<b>Site Address:</b> London Road, Latton, Harlow, CM17 9LH	
<b>Parish:</b> North Weald Bassett	<b>Site Description:</b> The site comprises buildings in industrial use and associated hardstanding. The site is bounded by London Road (B1393) to the West, a residential dwelling to the South West, and agricultural fields and structures to the South East, East and North.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

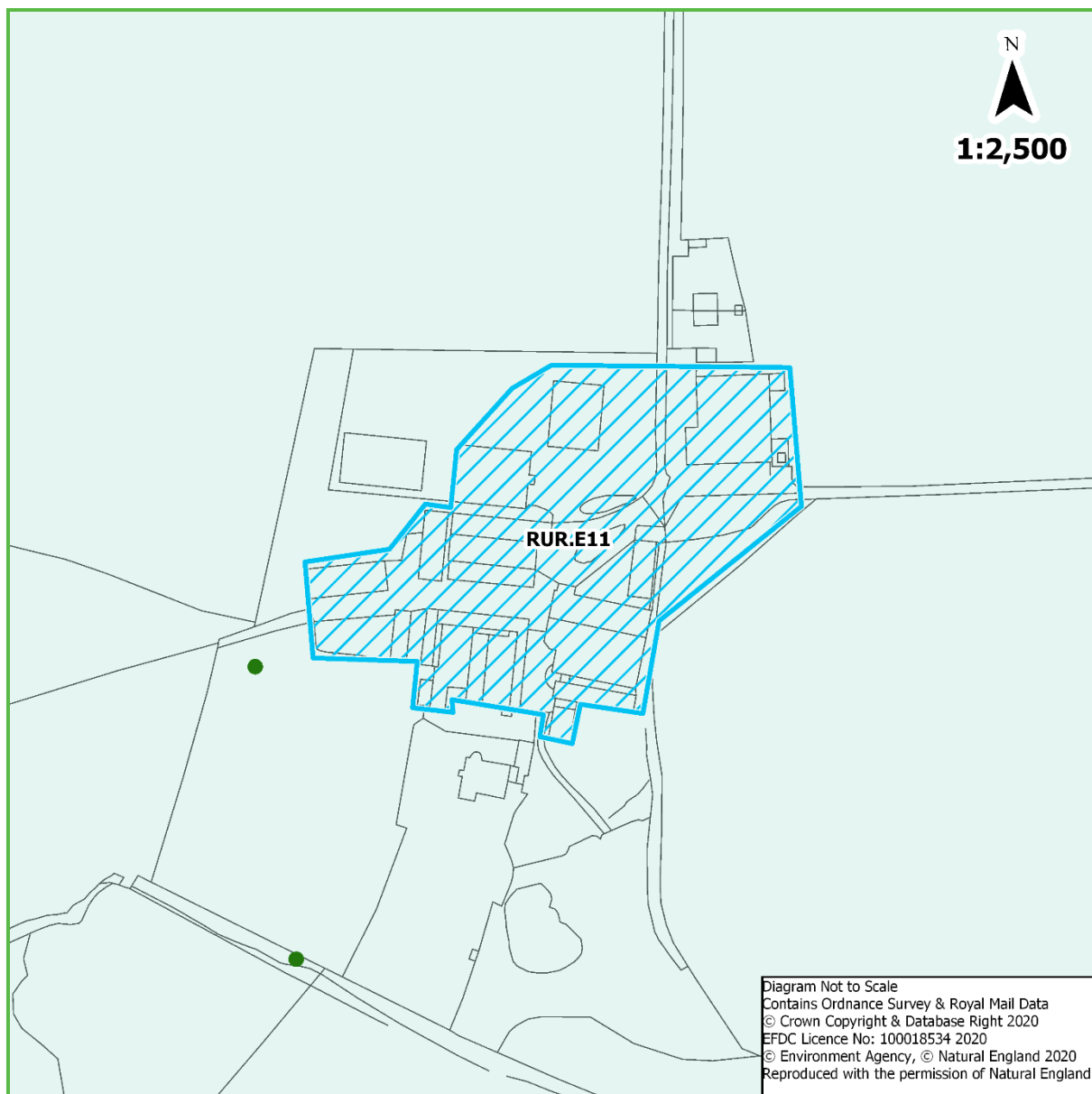


## RUR.E10 Land at Little Hyde Hall Farm



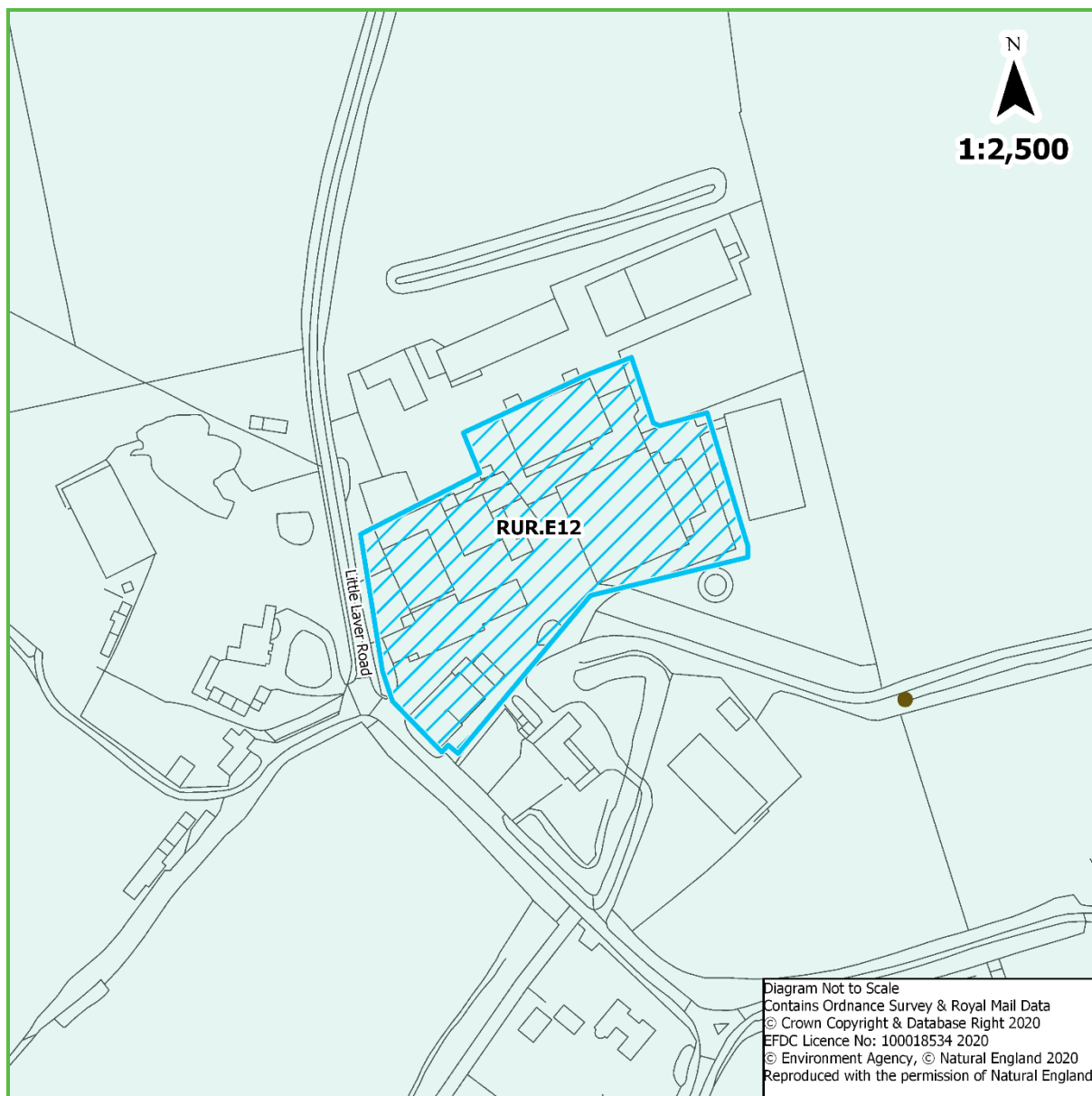
<b>Site Address:</b> Sawbridgeworth Road, Sawbridgeworth, CM21 9HX	
<b>Parish:</b> Sheering	<b>Site Description:</b> The site is predominantly in industrial use, but also comprises office, residential, agricultural and retail uses. The site is bounded to the South by Sawbridgeworth Road, to the West by residential dwellings, to the East by the M11 and to the North by agricultural fields.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	
	0.92

## RUR.E11 Land at Quickbury Farm



<b>Site Address:</b> Hatfield Heath Road, CM21 9HY	
<b>Parish:</b> Sheering	<b>Site Description:</b> The site comprises several buildings/structures in industrial use and associated hardstanding. The site is surrounded by agricultural land and/or buildings.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

## RUR.E12 New House Farm



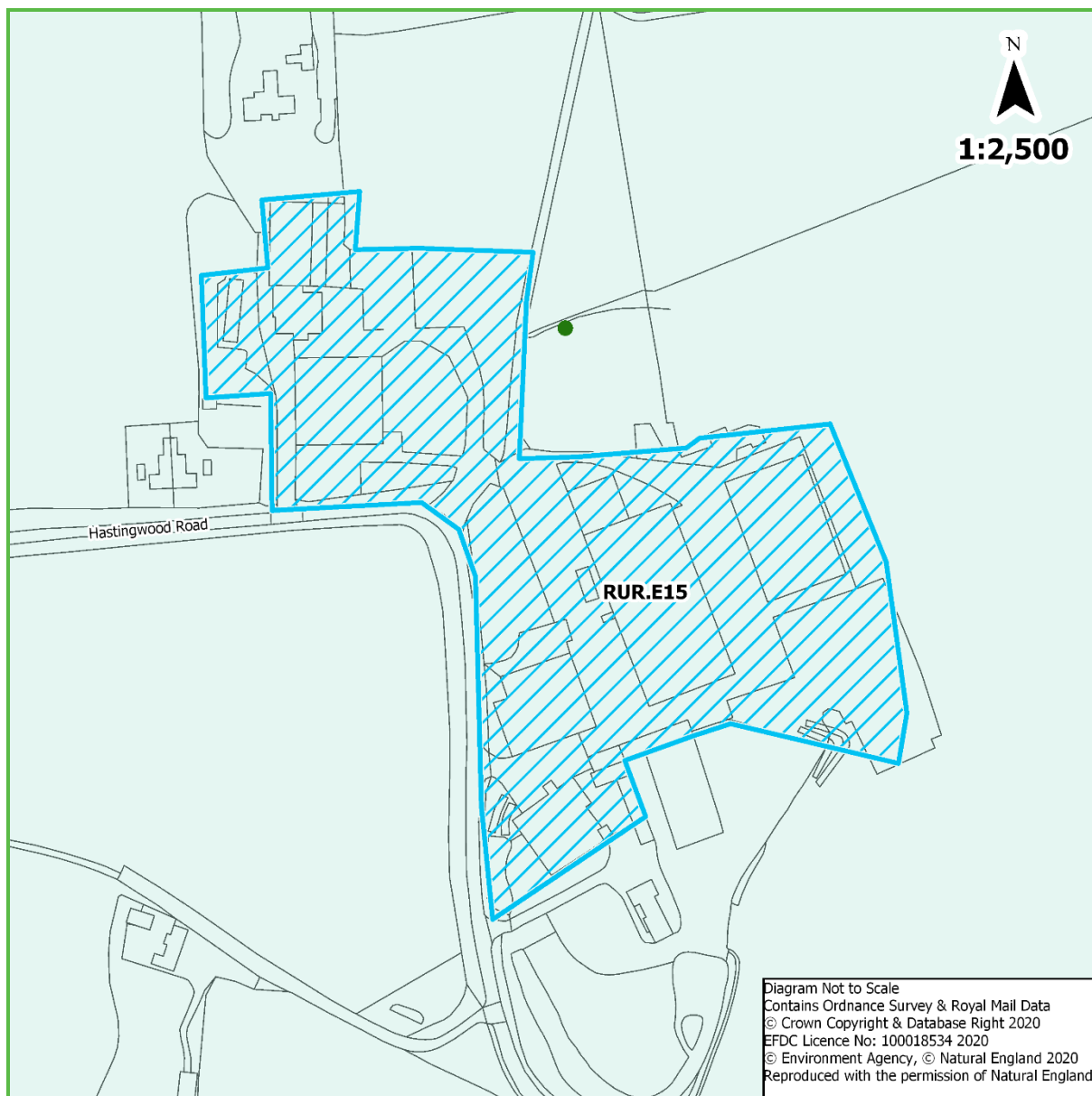
<b>Site Address:</b> Little Laver Road, CM5 0JE	
<b>Parish:</b> Moreton, Bobbingworth and the Lavers	<b>Site Description:</b> The site comprises a cluster of buildings in industrial use and associated hardstanding. It is bounded to the West by Little Laver Road, to the South by a residential dwelling and to the North and East by agricultural land and/or buildings.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	
	1.05

## RUR.E14 Matching Airfield North



<b>Site Address:</b> Anchor Lane, Abbess Roding, CM5 0JR	
<b>Parish:</b> Abbess Beauchamp and Berners Roding	<b>Site Description:</b> The site comprises several buildings in industrial use and associated hardstanding. The site is surrounded by agricultural fields.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

## RUR.E15 Land at Rolls Farm Barns



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

**Parish:** Moreton, Bobbingworth and the Lavers

**Existing Use:** Employment

**Size (Hectares)**

2.91

**Site Description:**

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

## RUR.E18 Land at Dunmow Road



**Site Address:** Dunmow Road, Fyfield, CM5 0NS

**Parish:** Fyfield

**Existing Use:** Employment

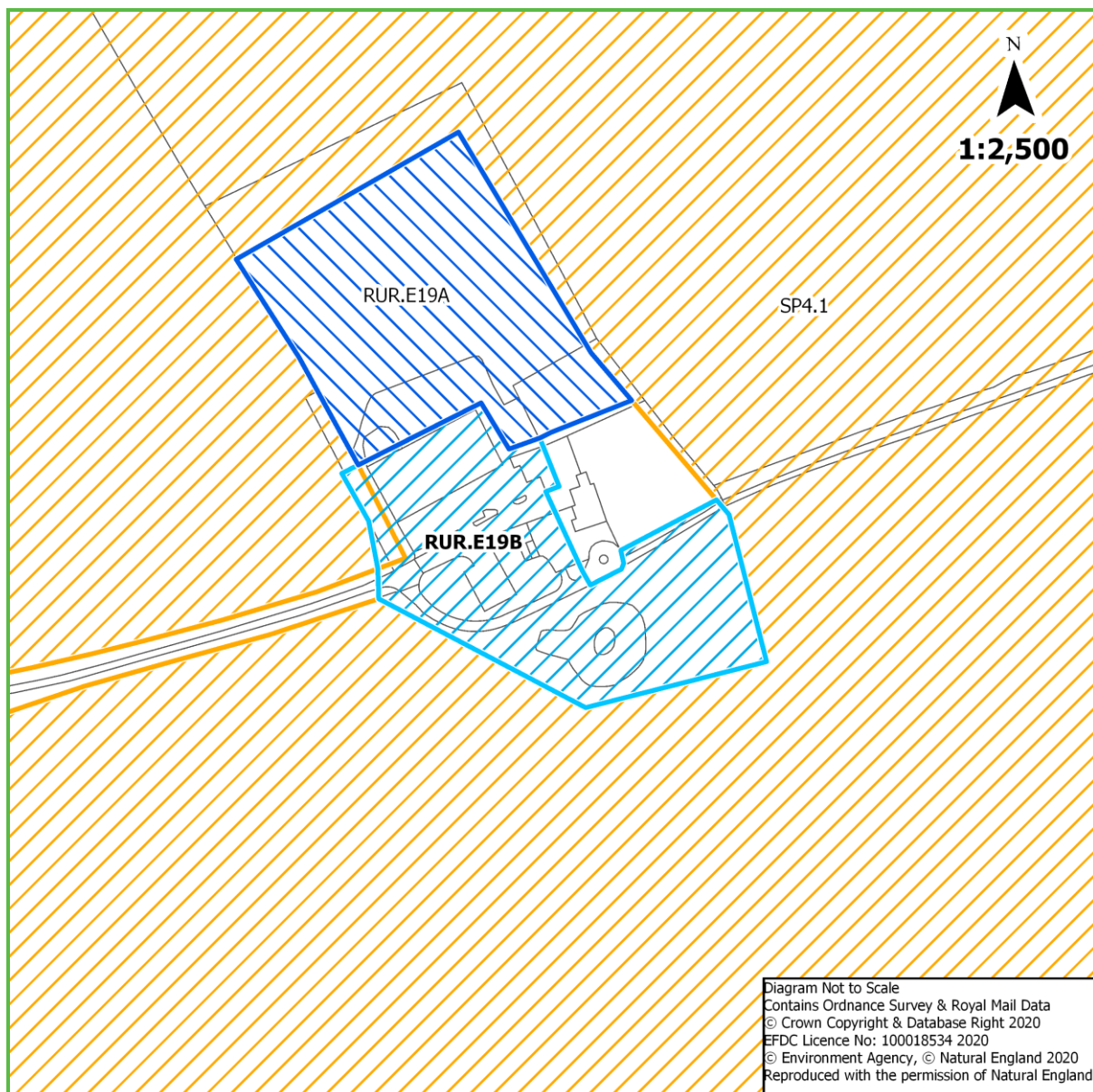
**Size (Hectares)**

0.21

**Site Description:**

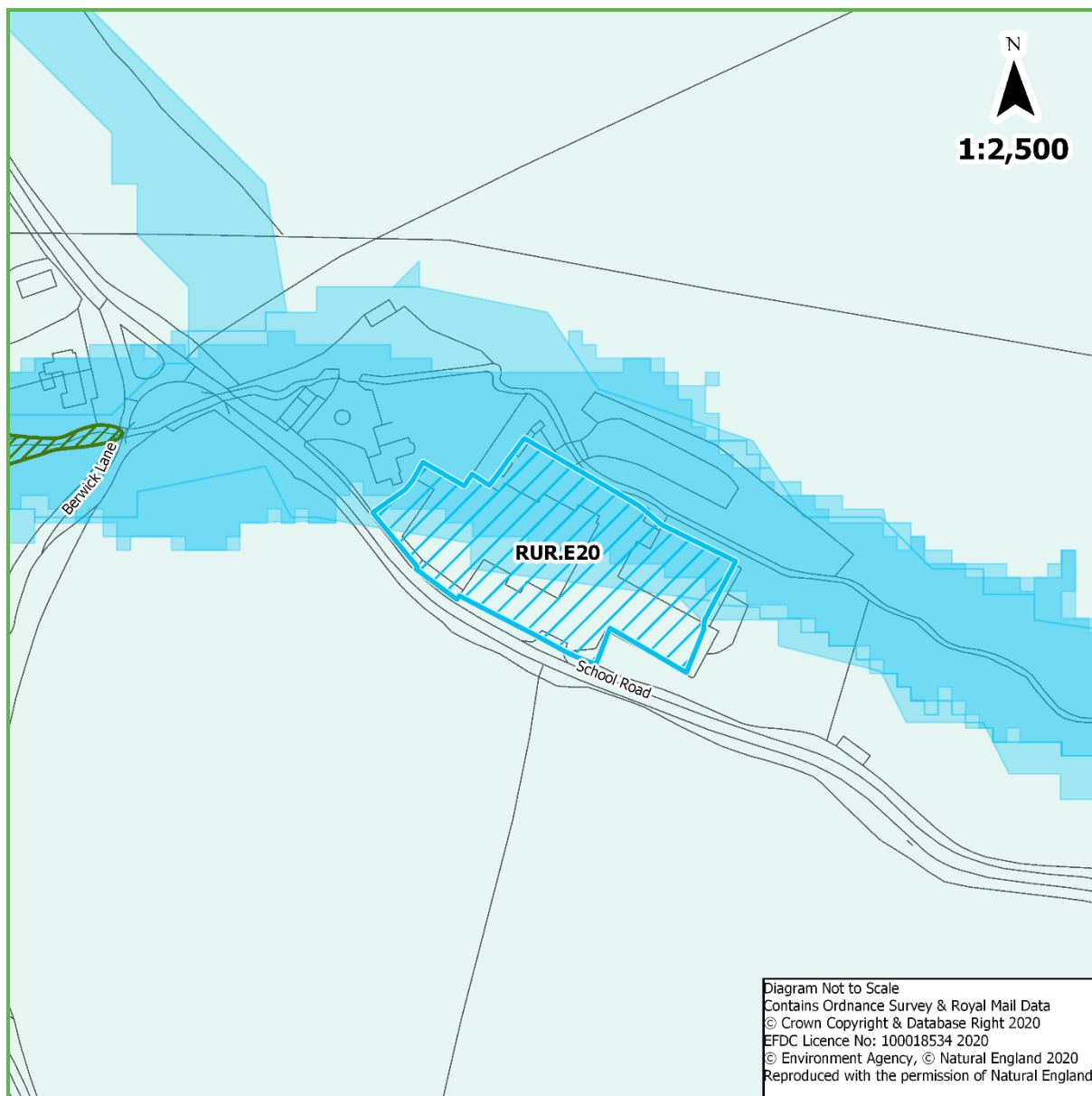
The site comprises various sheds and structures in industrial use and associated hardstanding. It is bounded by retail uses to the North, agricultural fields to the East, residential dwellings to the South and Dunmow Road to the West.

## RUR.E19B Dorrington Farm



<b>Site Address:</b> Rye Hill Road, Harlow, CM18 7JF	
<b>Parish:</b> Harlow	<b>Site Description:</b> The site comprises existing industrial uses. It is bounded by agricultural uses and there is a residential dwelling to the South. Further details on the employment site allocation for site RUR.E19A can be found in Policy SP4 and site allocation SP4.1 in Part One of the Local Plan.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	
	0.91

## RUR.E20 Land at Stewarts Farm



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

**Parish:** Stanford Rivers

**Existing Use:** Employment

**Size (Hectares)**

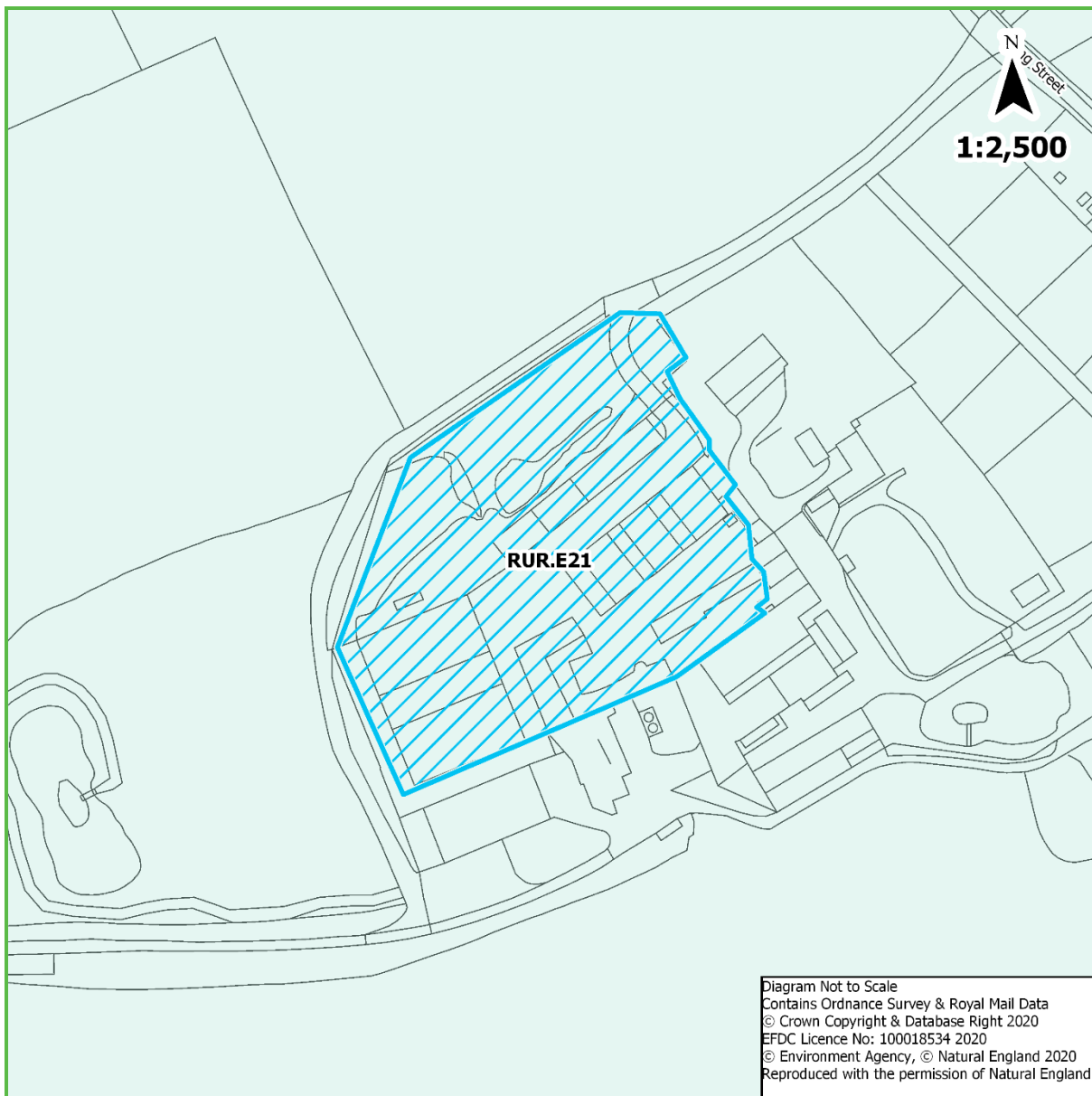
0.60

**Site Description:**

The site comprises sheds/structures predominantly in industrial use. The site is bounded by School Road to the South, a brook to the North, a residential dwelling to the West and scrubland to the East.



## RUR.E21 Land at Paslow Hall Farm



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

**Parish:** High Ongar

**Existing Use:** Employment

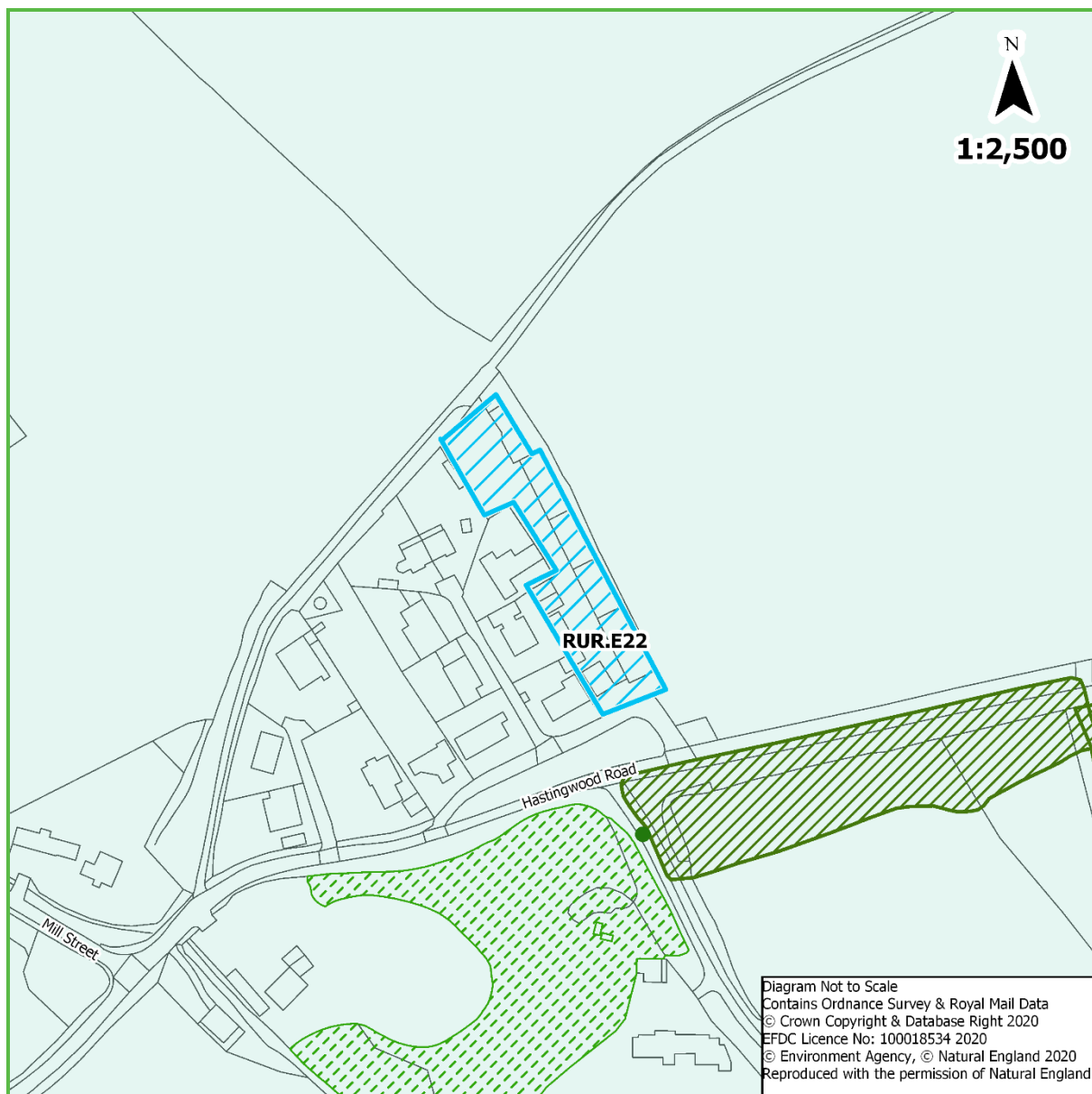
**Size (Hectares)**

1.66

**Site Description:**

The site is largely developed. The Southern part of the site comprises various sheds/structures in industrial use and associated hardstanding, whilst the Northern part of the site is greenfield land and wooded areas. The site is bounded by agricultural buildings/yards to the East and South, woodland to the West and agricultural fields to the North.

## RUR.E22 Hastingwood Business Centre



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

**Parish:** North Weald Bassett

**Existing Use:** Employment

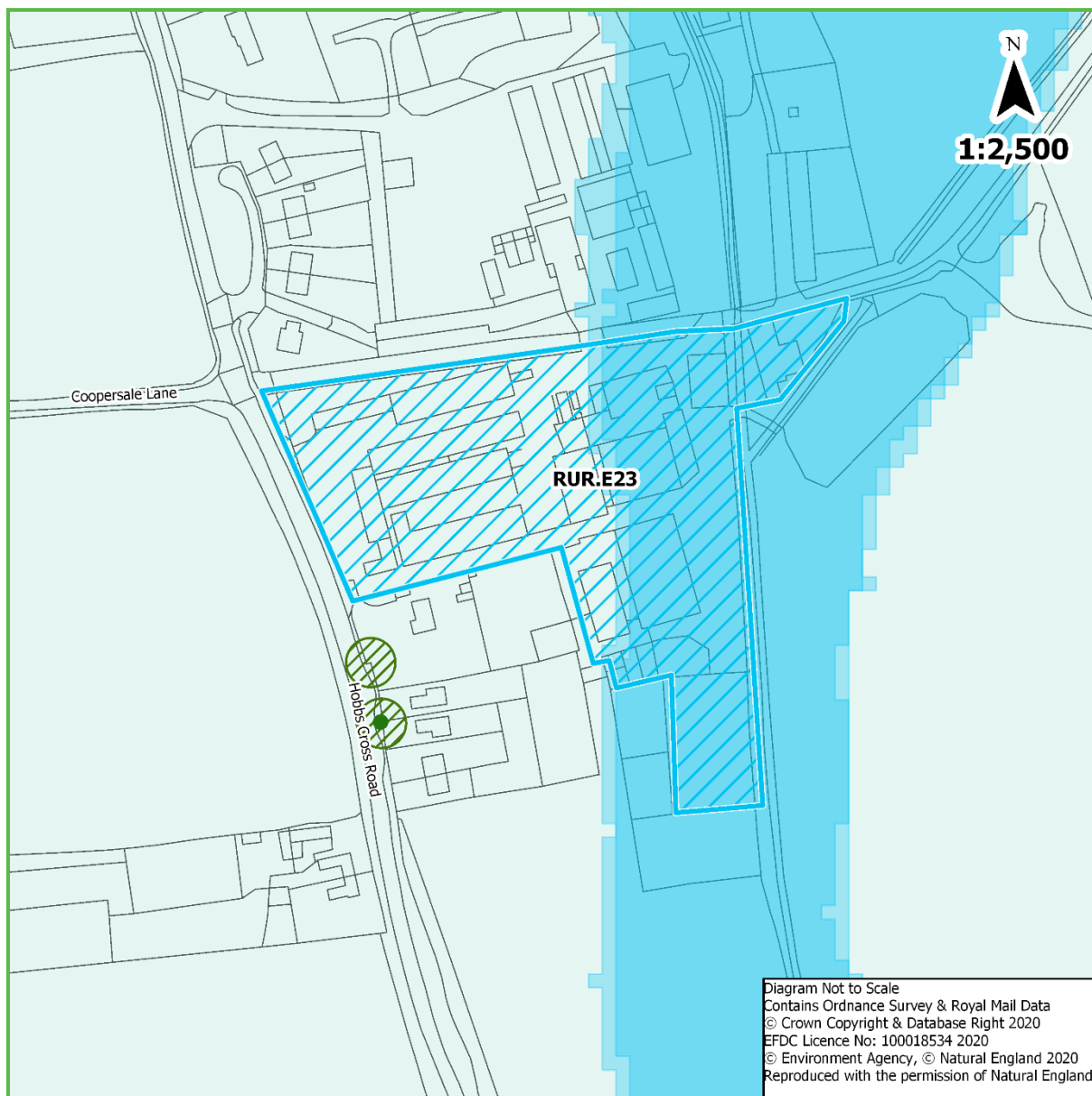
**Size (Hectares)**

0.29

**Site Description:**

The site predominantly comprises office and industrial uses and associated hardstanding. It is bounded by agricultural land to the North and East, residential dwellings to the West and Hastingwood Road to the South.

## RUR.E23 Hobbs Cross Business Centre



<b>Site Address:</b> Hobbs Cross Road, Theydon Garnon, CM16 7NY	
<b>Parish:</b> Theydon Garnon	<b>Site Description:</b> The site comprises a business park predominantly in industrial uses, with associated hardstanding and a small area of greenfield land in the South. It is bounded to the West by Hobbs Cross Road, to the North by agricultural buildings/storage and to the East and South by agricultural land.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

## RUR.E24 Land at Holts Farm



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

**Parish:** Moreton, Bobbingworth and the Lavers

**Existing Use:** Employment

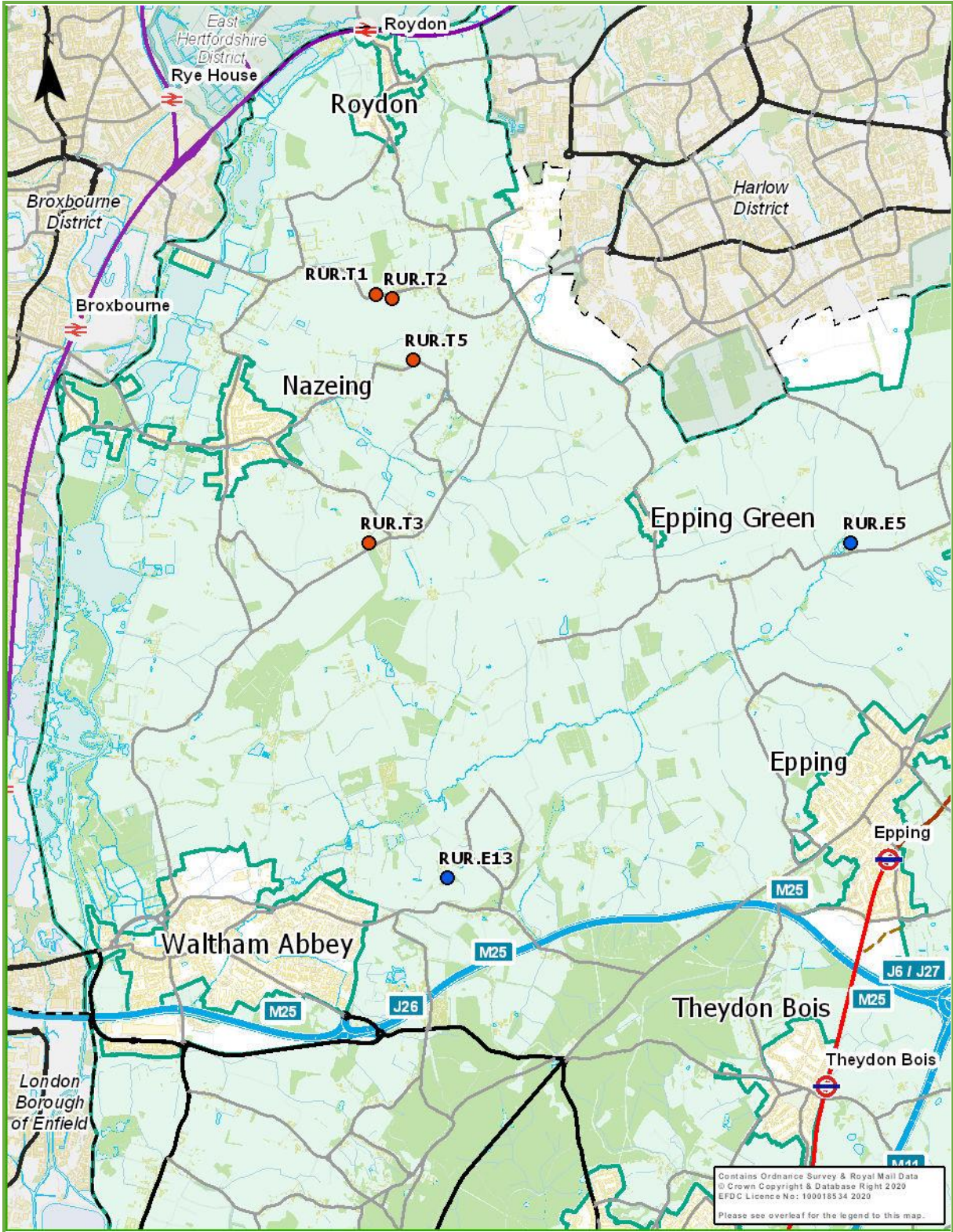
**Size (Hectares)**

0.27

**Site Description:**





































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

# Western Rural Sites



Note: The site allocations identified in this map are detailed in Part Two: Section A.

### Legend

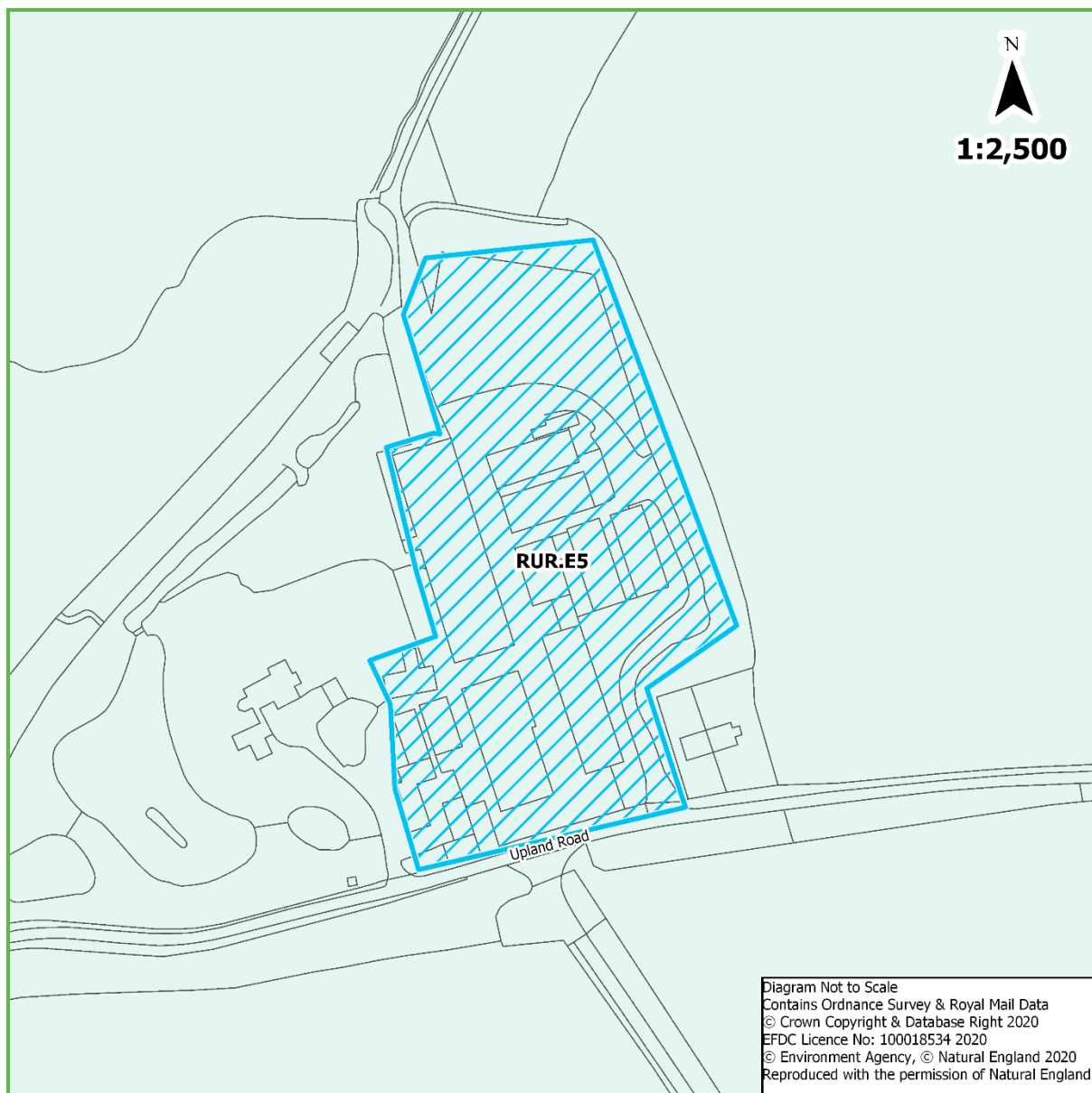
<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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## Employment Designations

RUR.E5 Land at Hayleys Manor

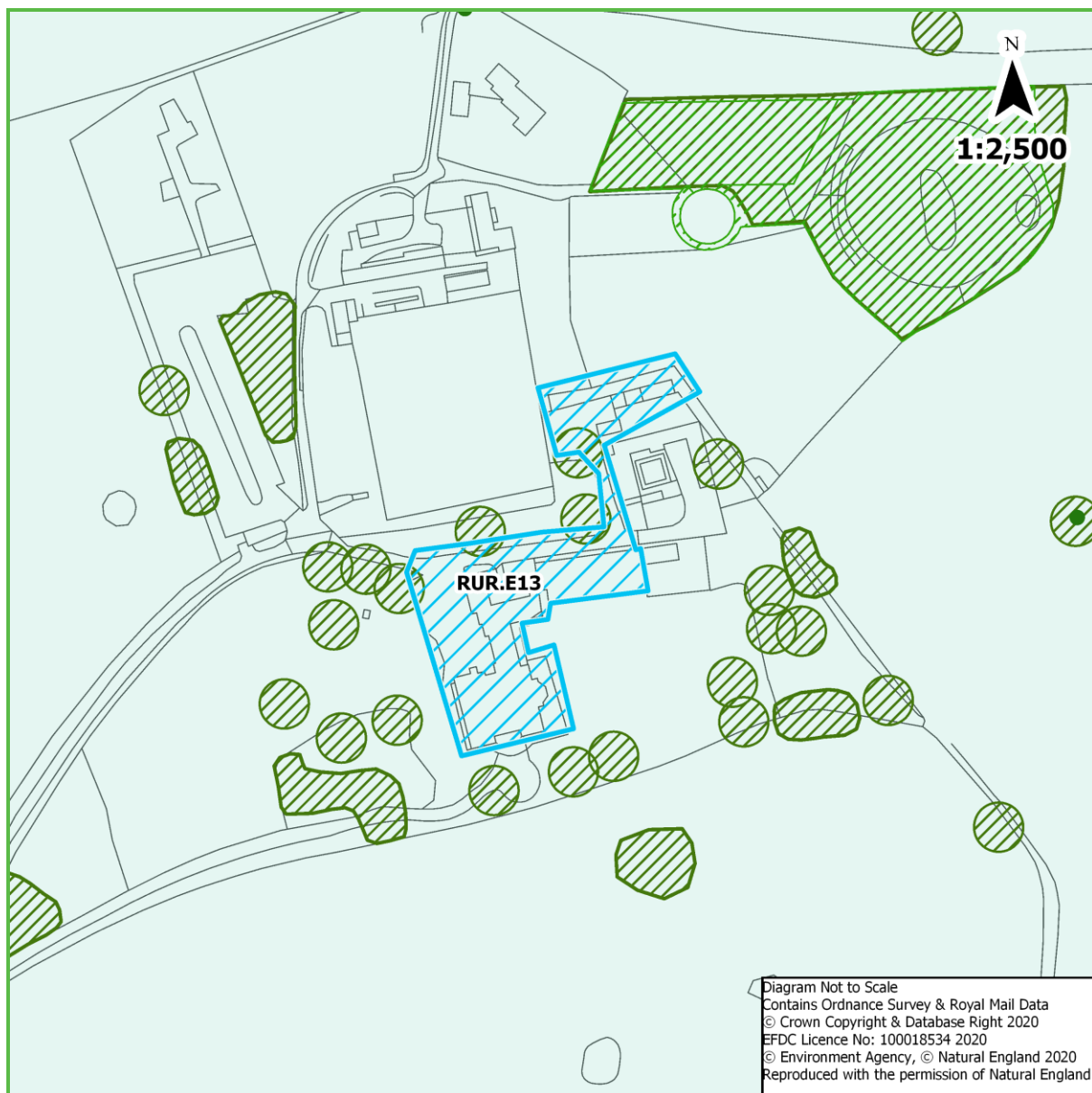
RUR.E13 Warlies Park House

## RUR.E5 Land at Hayleys Manor



<b>Site Address:</b> Upland Road, CM16 6PQ	
<b>Parish:</b> Epping Upland	<b>Site Description:</b> The site comprises office and industrial uses, including open storage and associated hardstanding. It is bounded by residential development to the West, agricultural land to the North and East, and Upland Road to the South.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

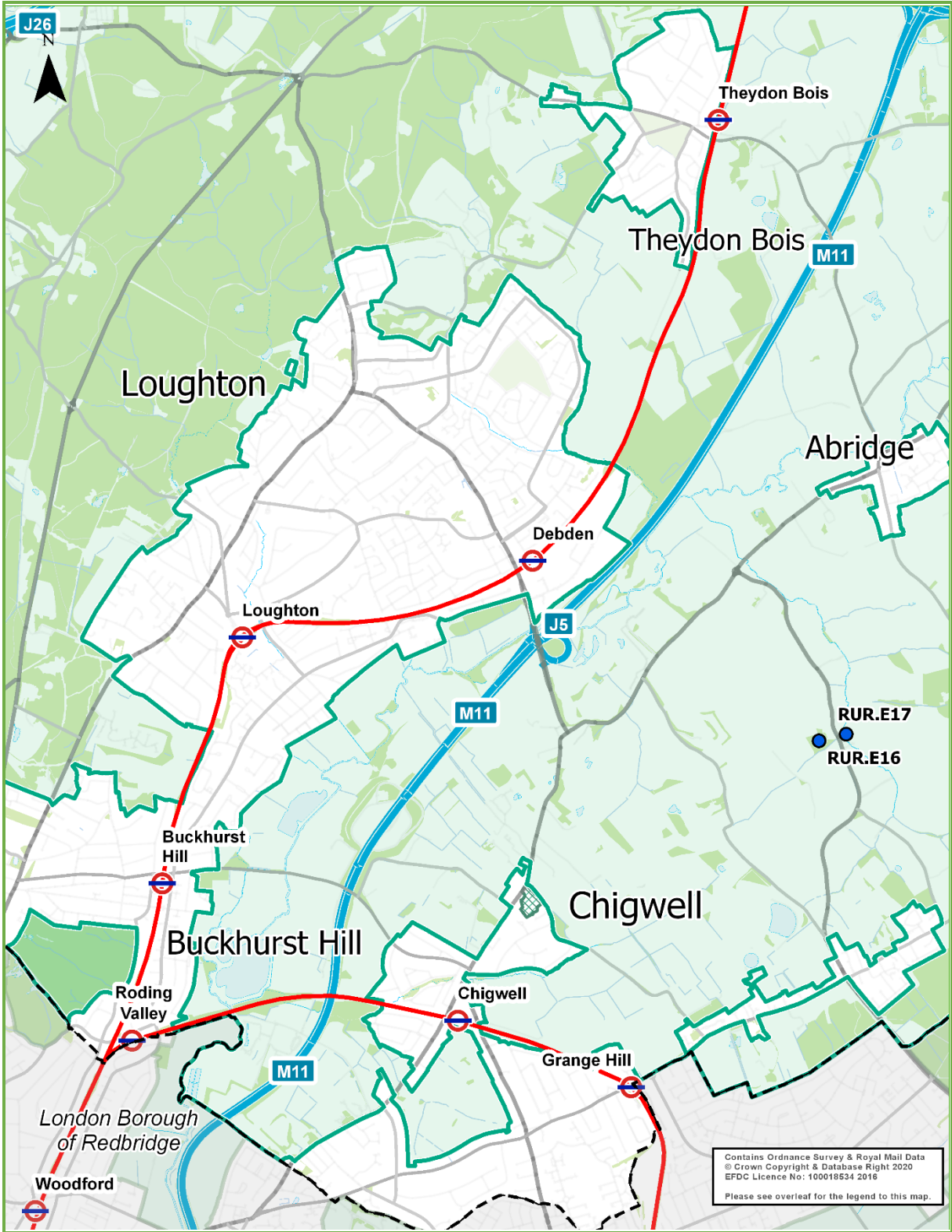
## RUR.E13 Warlies Park House







































<b>Site Address:</b> Horseshoe Hill, EN9 3SL	
<b>Parish:</b> Waltham Abbey	<b>Site Description:</b> The site comprises office uses. It is surrounded by open land associated with the Warlies Park Estate.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	0.56



# Southern Rural Sites



### Legend

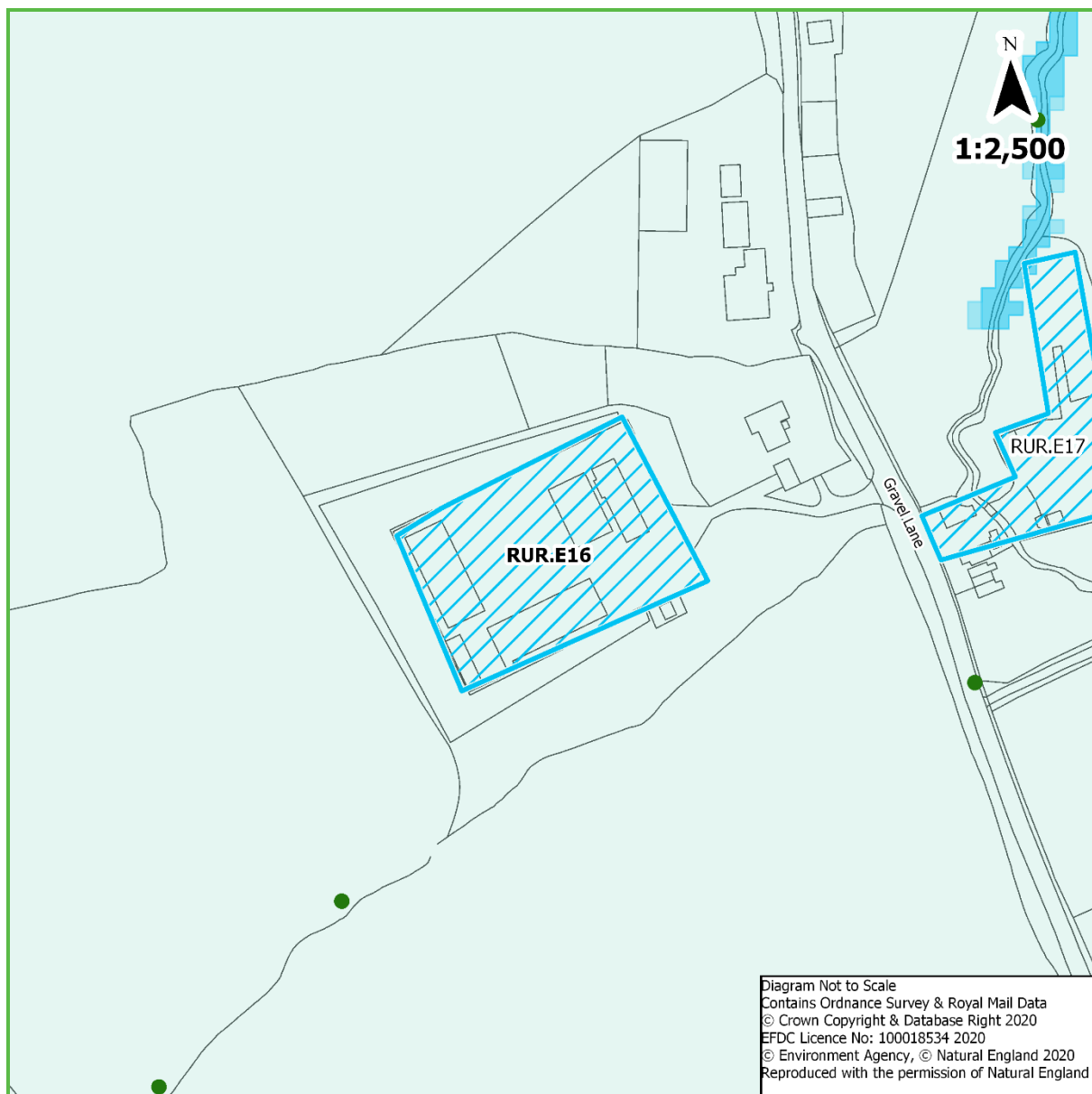
<ul style="list-style-type: none"> <li> Residential site allocation</li> <li> Employment allocation</li> <li> Employment site designation</li> <li> Mixed use site allocation</li> <li> Traveller site allocation</li> <li> Residential and traveller site allocation</li> <li> Rural residential site allocation</li> <li> Rural employment site designation</li> <li> Rural traveller site allocation</li> <li> Strategic Masterplan Area</li> <li> Concept Framework Plan Area</li> <li> Green Belt</li> <li> Local Greenspace</li> </ul>	<p><b>Environmental Designations</b></p> <ul style="list-style-type: none"> <li> Ancient Woodland</li> <li> Ancient Tree</li> <li> Veteran Tree</li> <li> Flood Risk Zones 2 &amp; 3</li> <li> Biodiversity Action Plan Habitat</li> <li> Tree Preservation Order</li> </ul>	<p><b>Road network</b></p> <ul style="list-style-type: none"> <li> Motorway</li> <li> A Road</li> <li> Minor Road</li> </ul> <p><b>Rail infrastructure</b></p> <ul style="list-style-type: none"> <li> London Underground Central Line</li> <li> London Underground station</li> <li> Railway</li> <li> National Rail station</li> <li> Epping Ongar Heritage Railway</li> <li> Epping Ongar Heritage Railway station</li> </ul>	<p><b>Basemap</b></p> <ul style="list-style-type: none"> <li> Roadside area</li> <li> Roadway</li> <li> Railway line</li> <li> Woodland</li> <li> Watercourse</li> <li> Waterbody</li> <li> Built-up area</li> <li> Local Authority boundary</li> </ul>
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### Employment Designations

RUR.E16 Taylors Farm

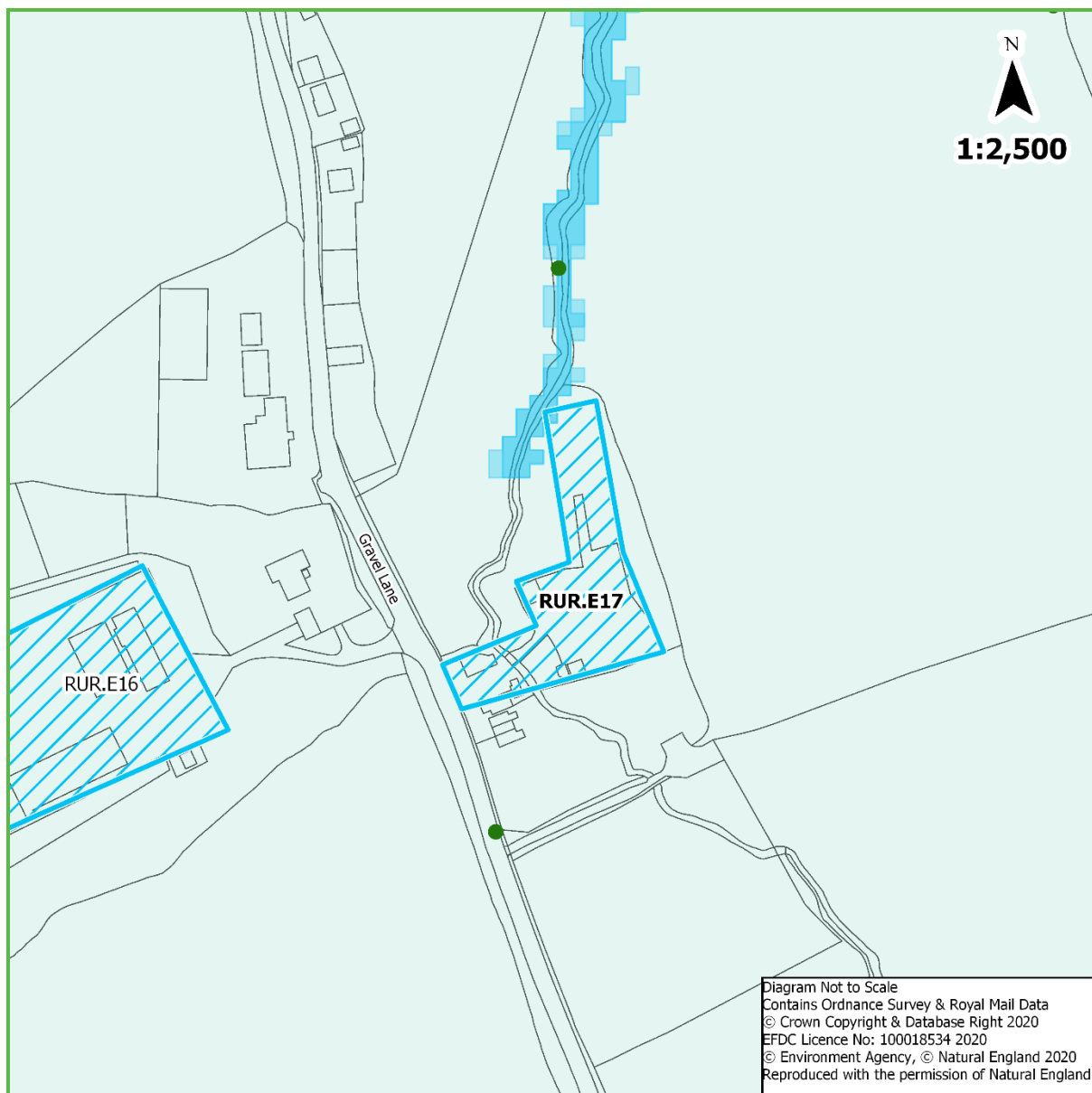
RUR.E17 Brookside Garage

## RUR.E16 Taylors Farm



<b>Site Address:</b> Gravel Lane, Chigwell, IG7 6DQ	
<b>Parish:</b> Chigwell	<b>Site Description:</b> The site comprises a cluster of buildings in industrial use with associated hardstanding and a retail unit. It is bounded by residential development to the East and agricultural land to the North, South and West.
<b>Existing Use:</b> Employment	
<b>Size (Hectares)</b>	

## RUR.E17 Brookside Garage



**Site Address:** Gravel Lane, Chigwell, IG7 6DQ

**Parish:** Chigwell

**Existing Use:** Employment

**Size (Hectares)**

0.34

**Site Description:**

The site comprises a number of buildings/structures predominantly in industrial use, and associated hardstanding. It is bounded by a stream to the North and partially to the West, Gravel Lane to the West, residential dwellings to the South and agricultural land to the East.