



Epping Forest District

Local Plan 2011 - 2033

Part Two

Draft Final Version February 2023



**Epping Forest
District Council**

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.

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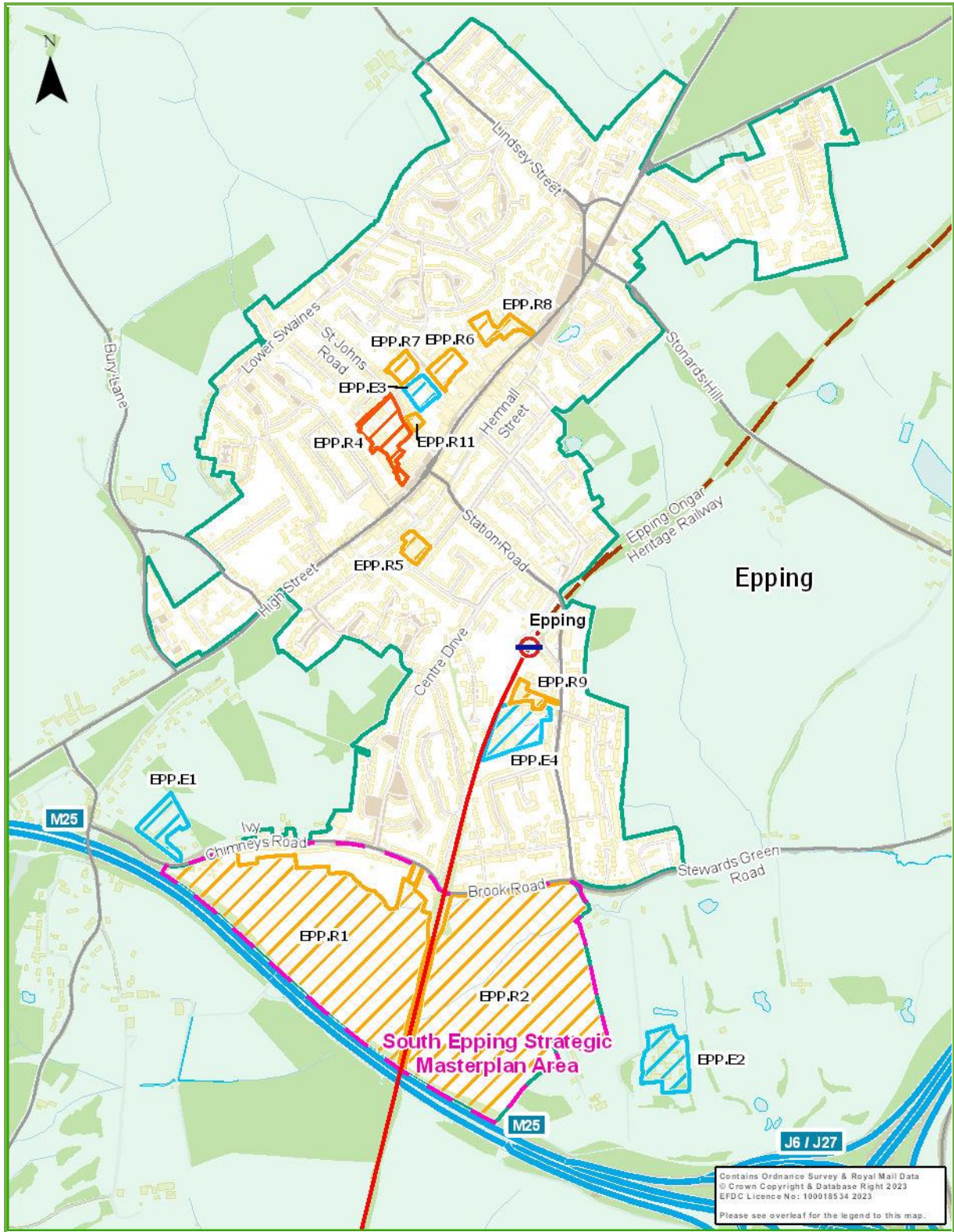
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Section A

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

 Residential site allocation	Environmental Designations	Road network	Basemap
 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	Rail infrastructure	 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

EPP.R4 Land at St Johns Road

EPP.R5 Epping Sports Centre

EPP.R6 Cottis Lane Car Park

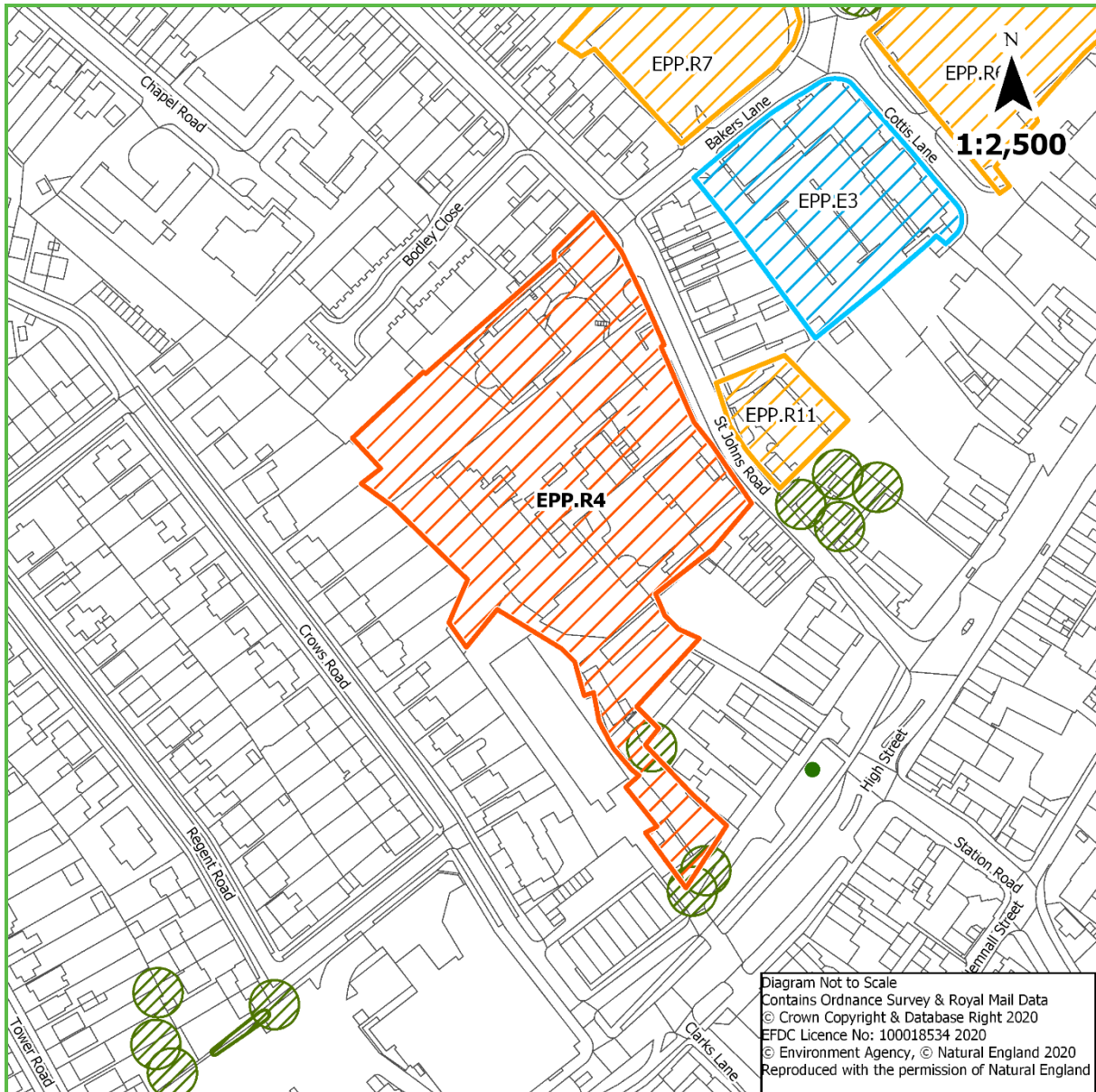
EPP.R7 Bakers Lane Car Park

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



Site Address: St Johns Road, Epping, CM16 5DN		
Settlement: Epping		Proposed Use: Mixed use including residential and appropriate town centre uses
Size (Ha)	1.49	Site Description: 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.
Indicative Development Area (Ha)	1.49	
Indicative Net Density (DpH)	27	
Approximate Net Capacity (Dwellings)	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



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

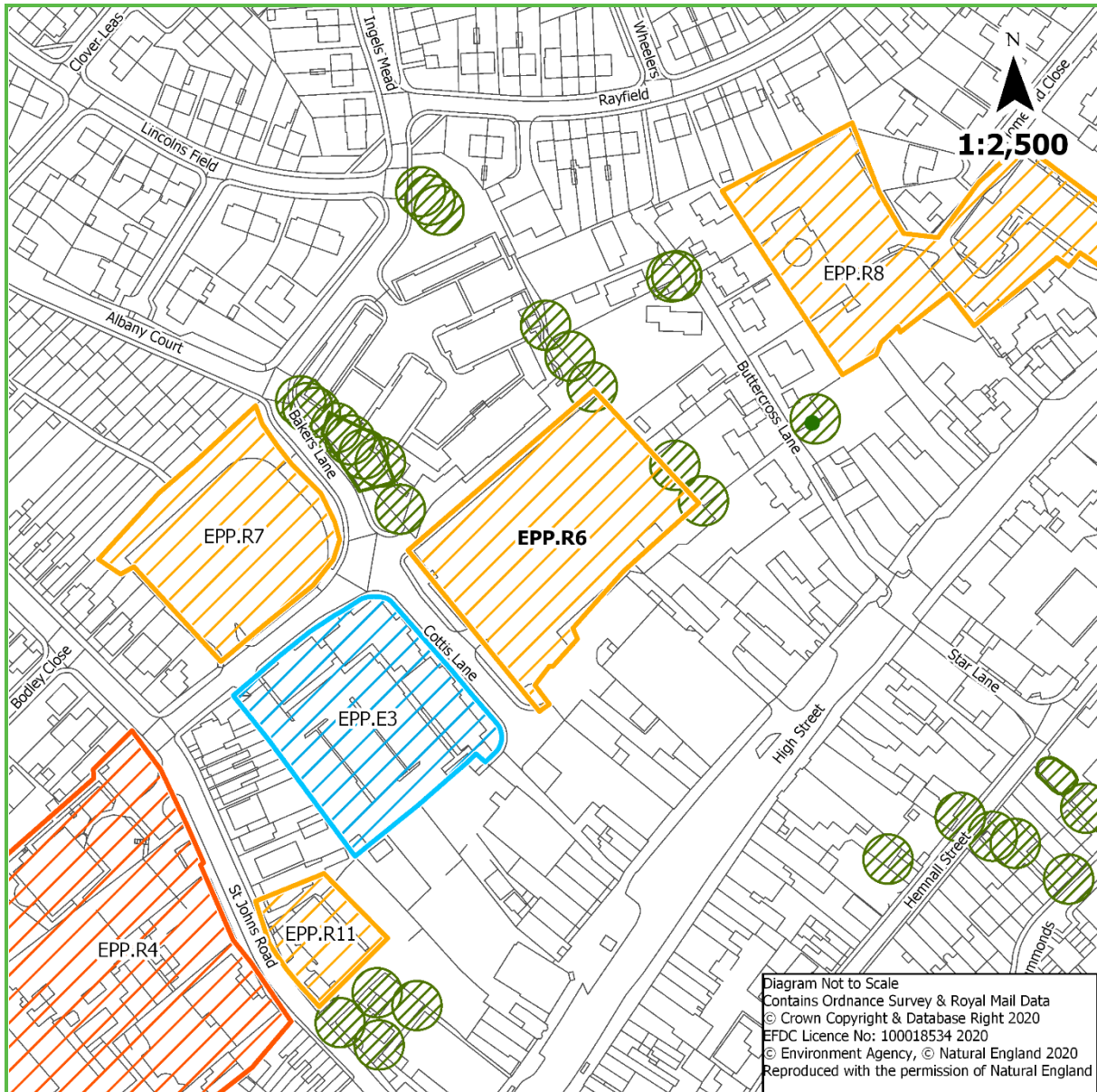
Heritage

- 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



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

Settlement: Epping

Proposed Use: Residential

Size (Ha) 0.42

Indicative Development Area (Ha) 0.33

Indicative Net Density (DpH) 95

Approximate Net Capacity (Dwellings) 31

Site Description:

The site is a car park. It is bounded by hedgerows beyond which is residential development to the West and North and Baker Lane to the South and East.

When bringing forward development proposals, regard should be had to the 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

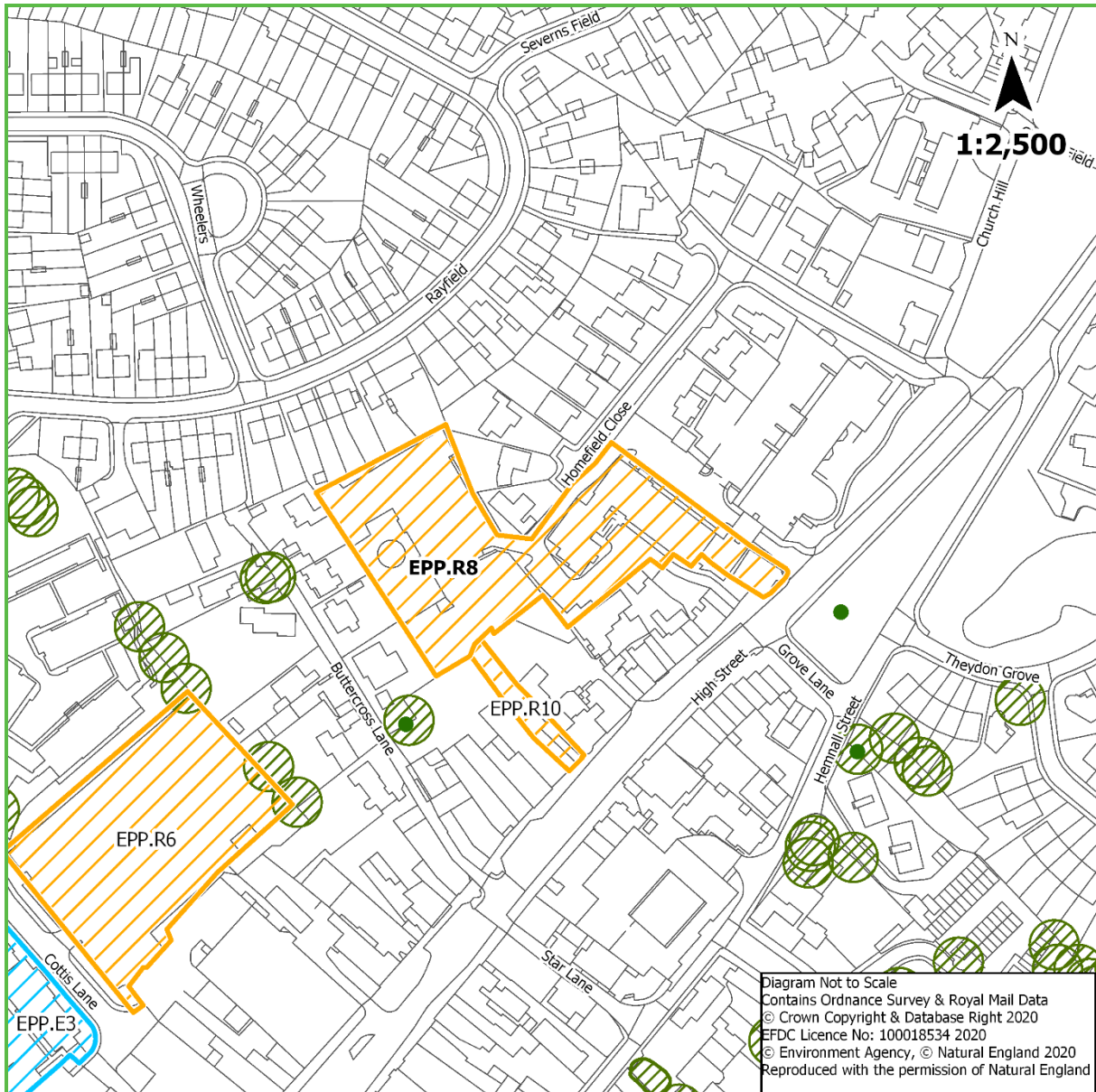
Design

- 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



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

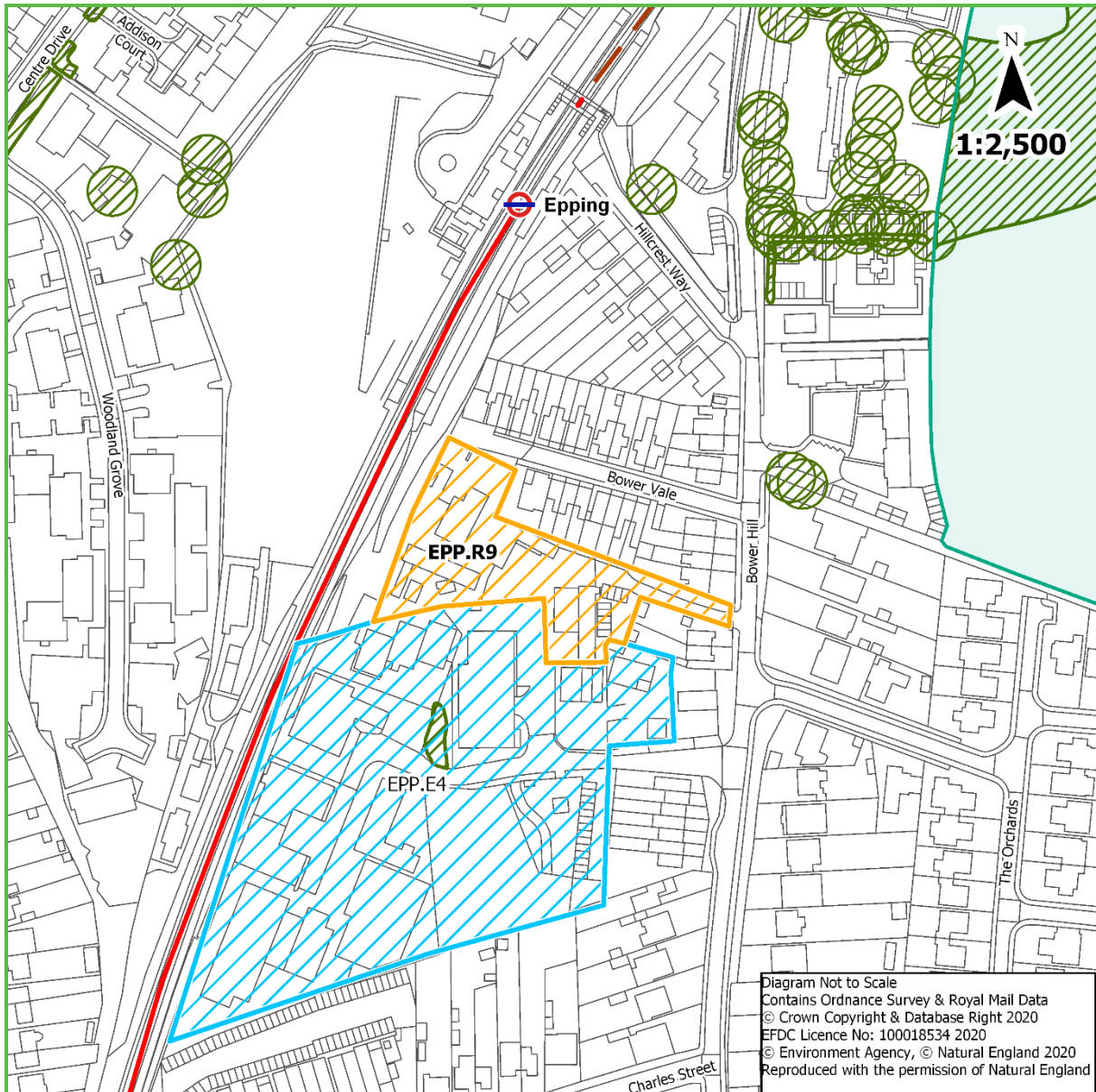
EPP.R8 Land and part of Civic Offices

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	Site Description: The site comprises a warehouse in industrial use, derelict former utilities works, and greenfield land. It is bounded by the London Underground Central Line to the West, residential development to the North, Bower Hill to the East and predominantly industrial and warehousing uses to the South.
Indicative Development Area (Ha)	0.40	
Indicative Net Density (DpH)	128	
Approximate Net Capacity (Dwellings)	50	

When bringing forward development proposals, regard should be had to the 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.

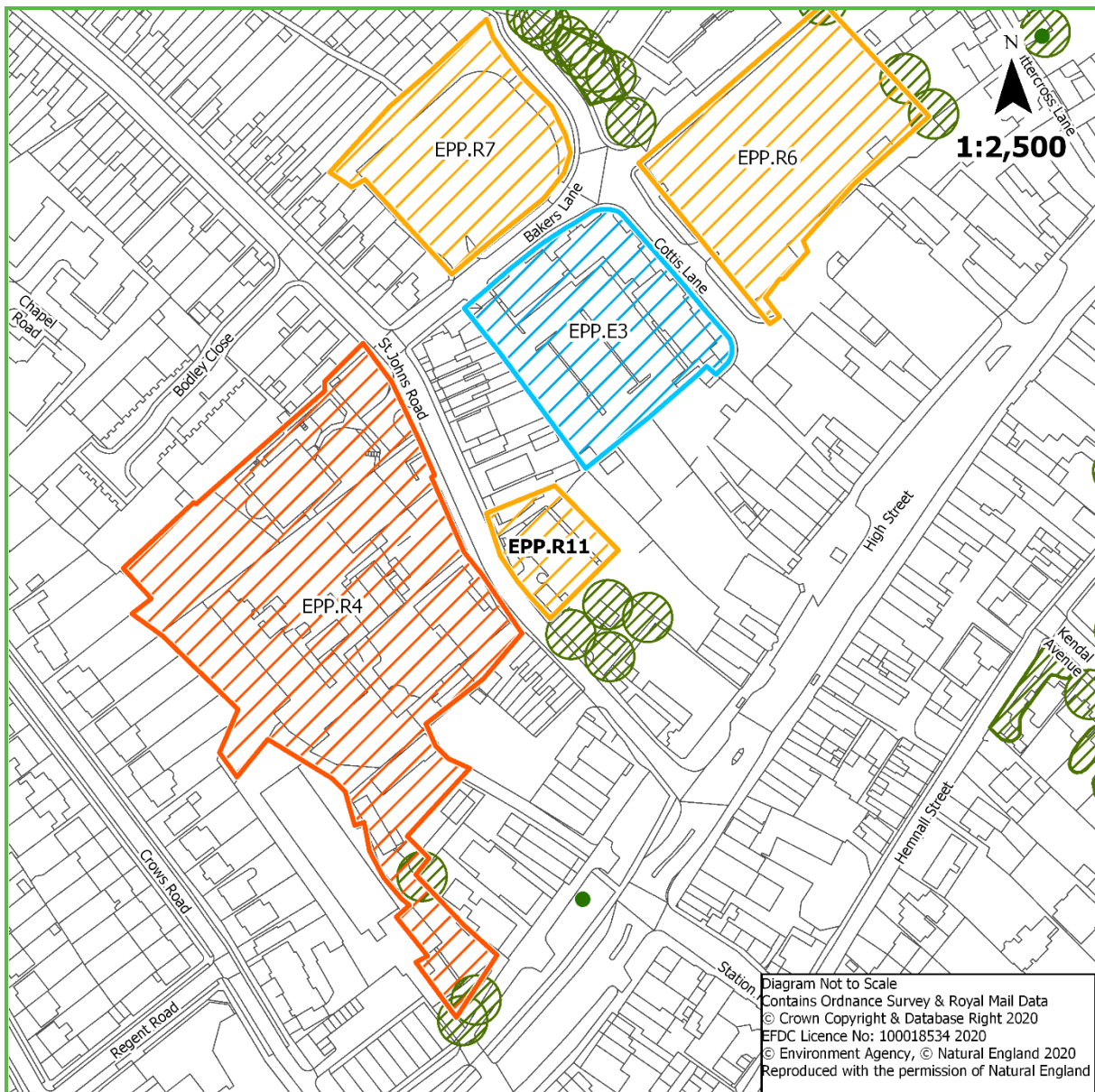
On-site constraints

- 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



Site Address: Epping Library, St Johns Road, Epping, CM16 5DN

Settlement: Epping

Proposed Use: Residential

Size (Ha) 0.13

Site Description:

Indicative Development Area (Ha) 0.13

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.

Indicative Net Density (DpH) 88

Approximate Net Capacity (Dwellings) 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.

EPP.R11 Epping Library

Site Specific Policy Requirements

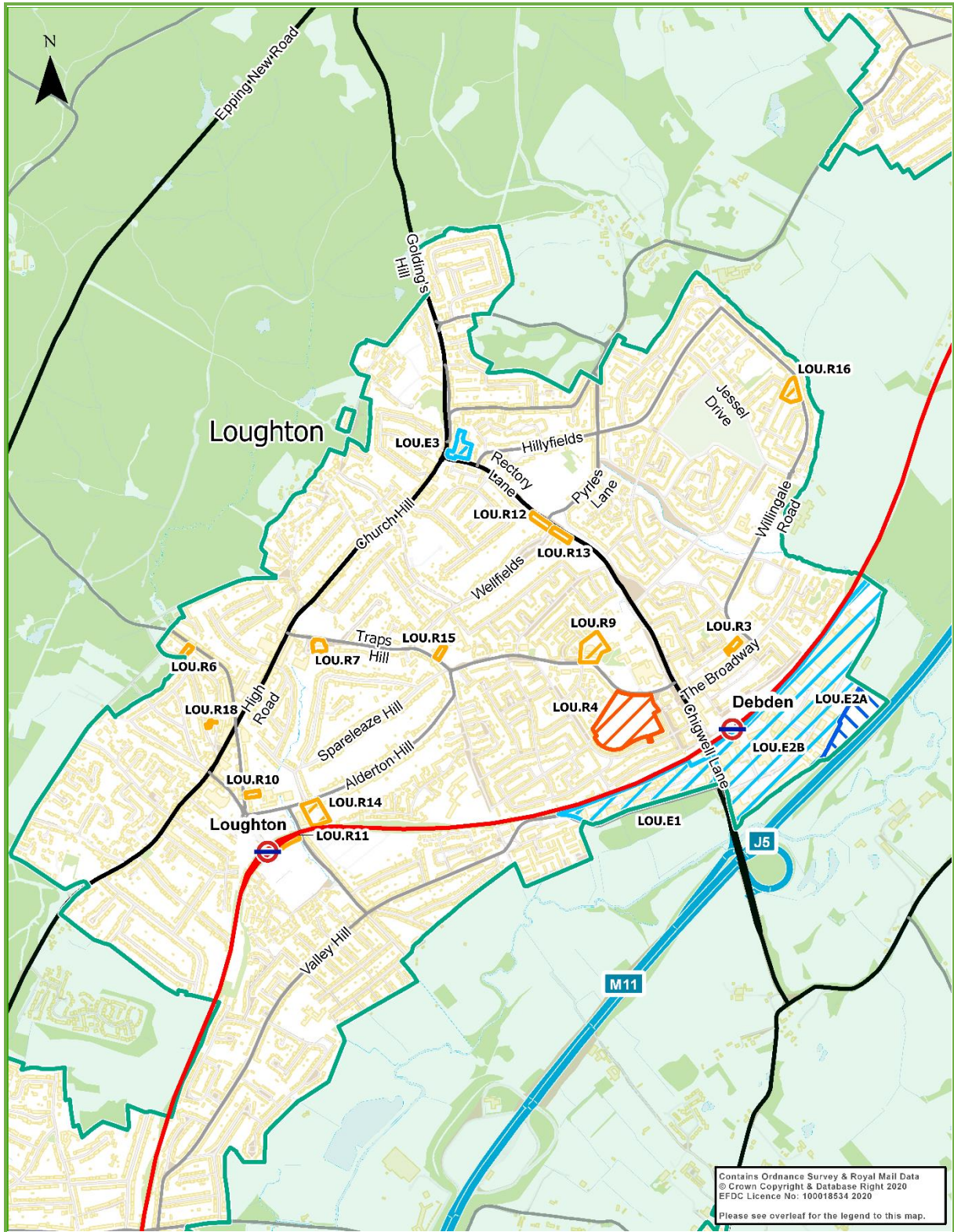
Heritage

- 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

 Residential site allocation	Environmental Designations	Road network	Basemap
 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	Rail infrastructure	 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

- 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

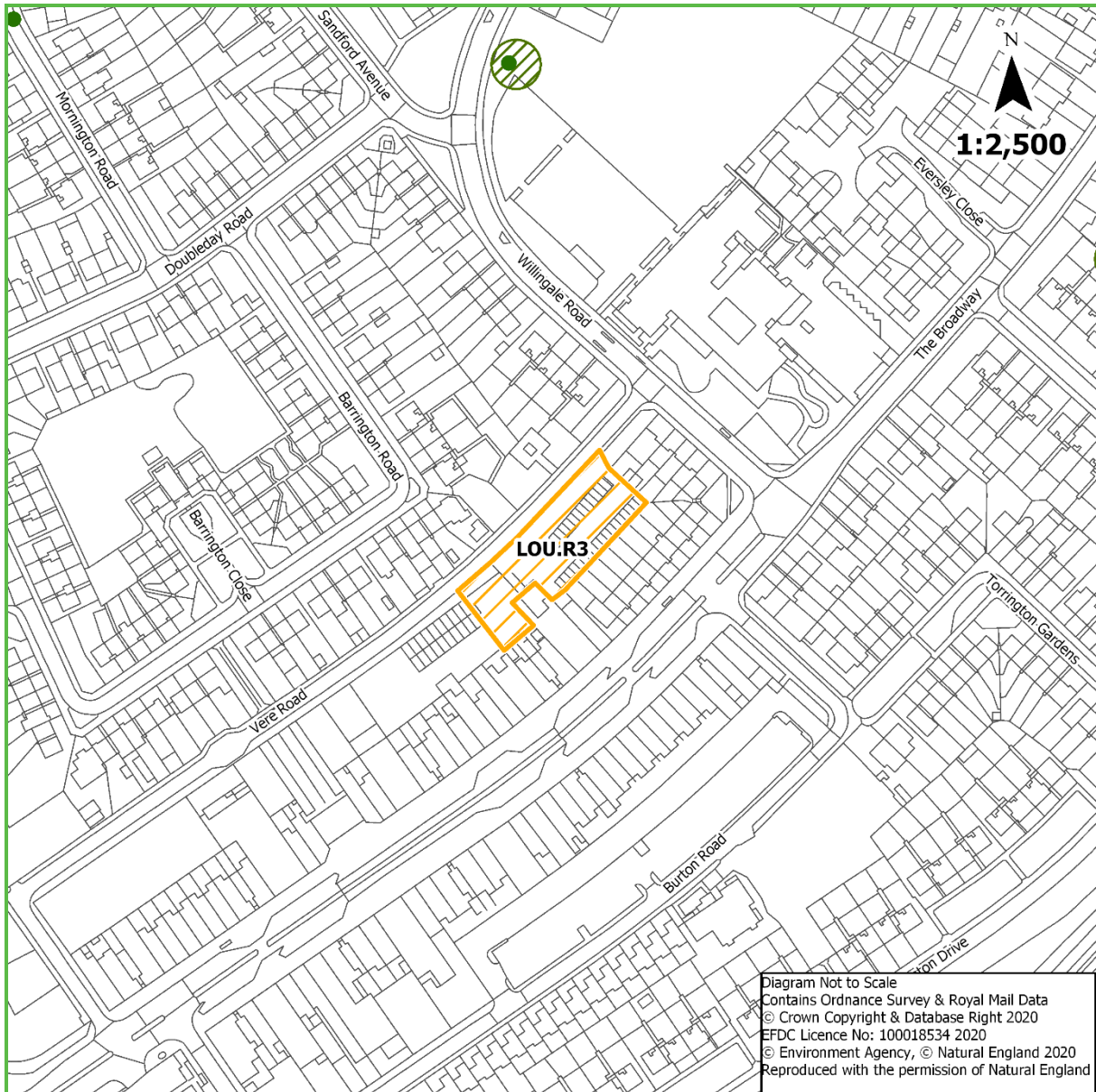


Diagram Not to Scale
 Contains Ordnance Survey & Royal Mail Data
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Site Address: Vere Road, Loughton, IG10 2BW

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.

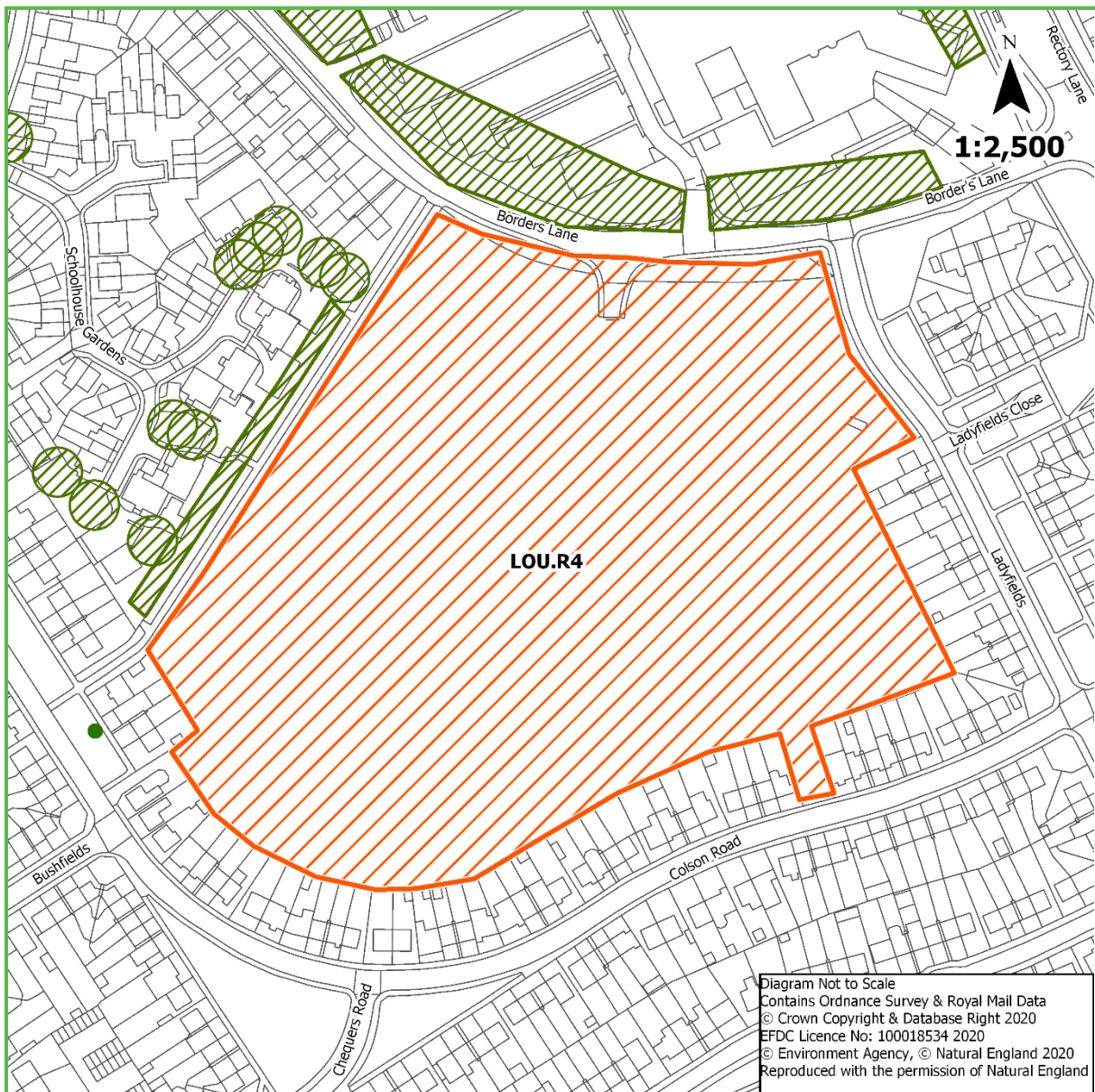
LOU.R3 Land at Vere Road

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

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

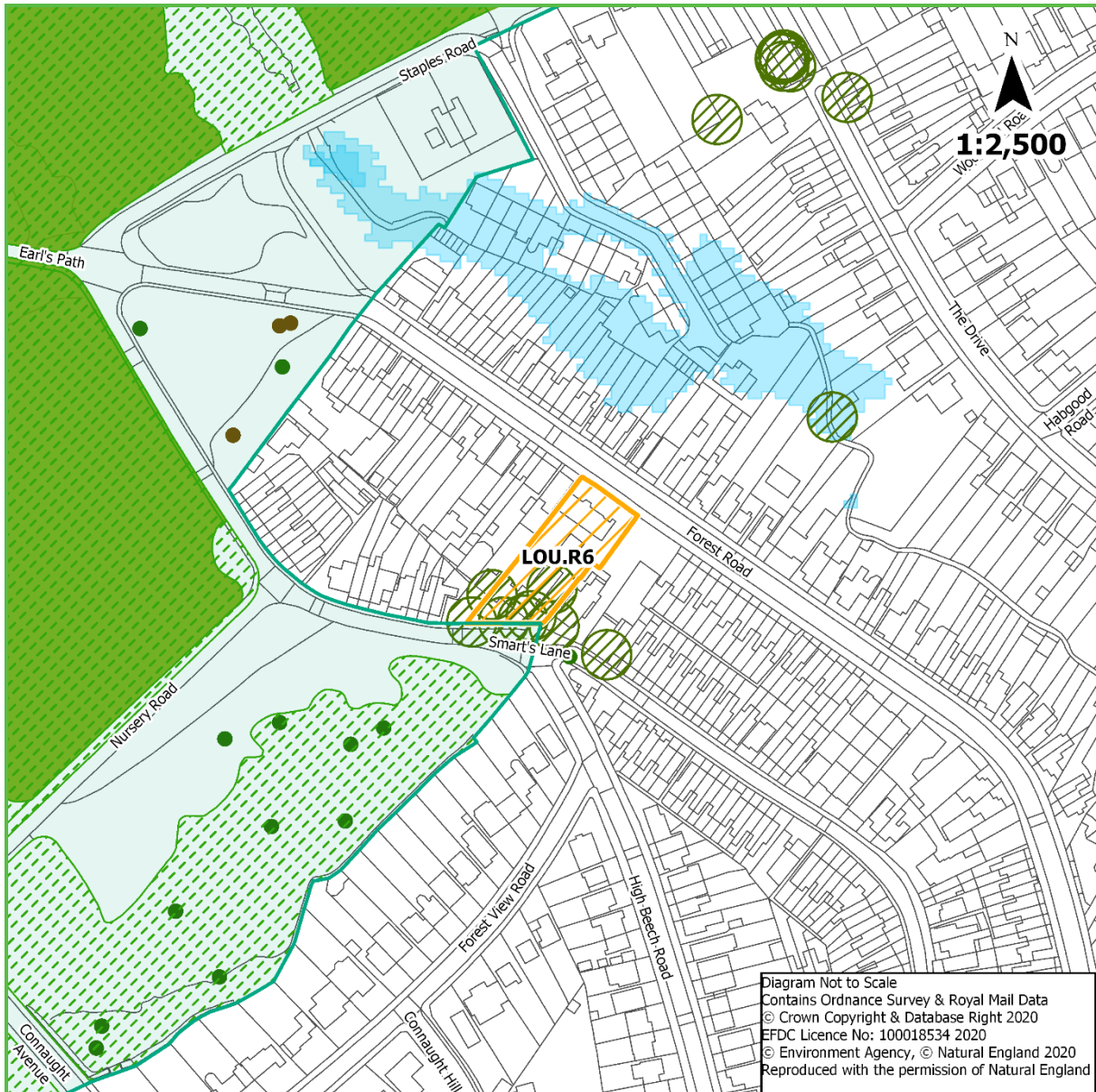
Design

- 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



Site Address: Forest Road, Loughton, IG10 1EG

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.14

Indicative Development Area (Ha) 0.14

Indicative Net Density (DpH) 72

Approximate Net Capacity (Dwellings) 10

Site Description:

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

When bringing forward development proposals, regard should be had to the 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



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

When bringing forward development proposals, regard should be had to the 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

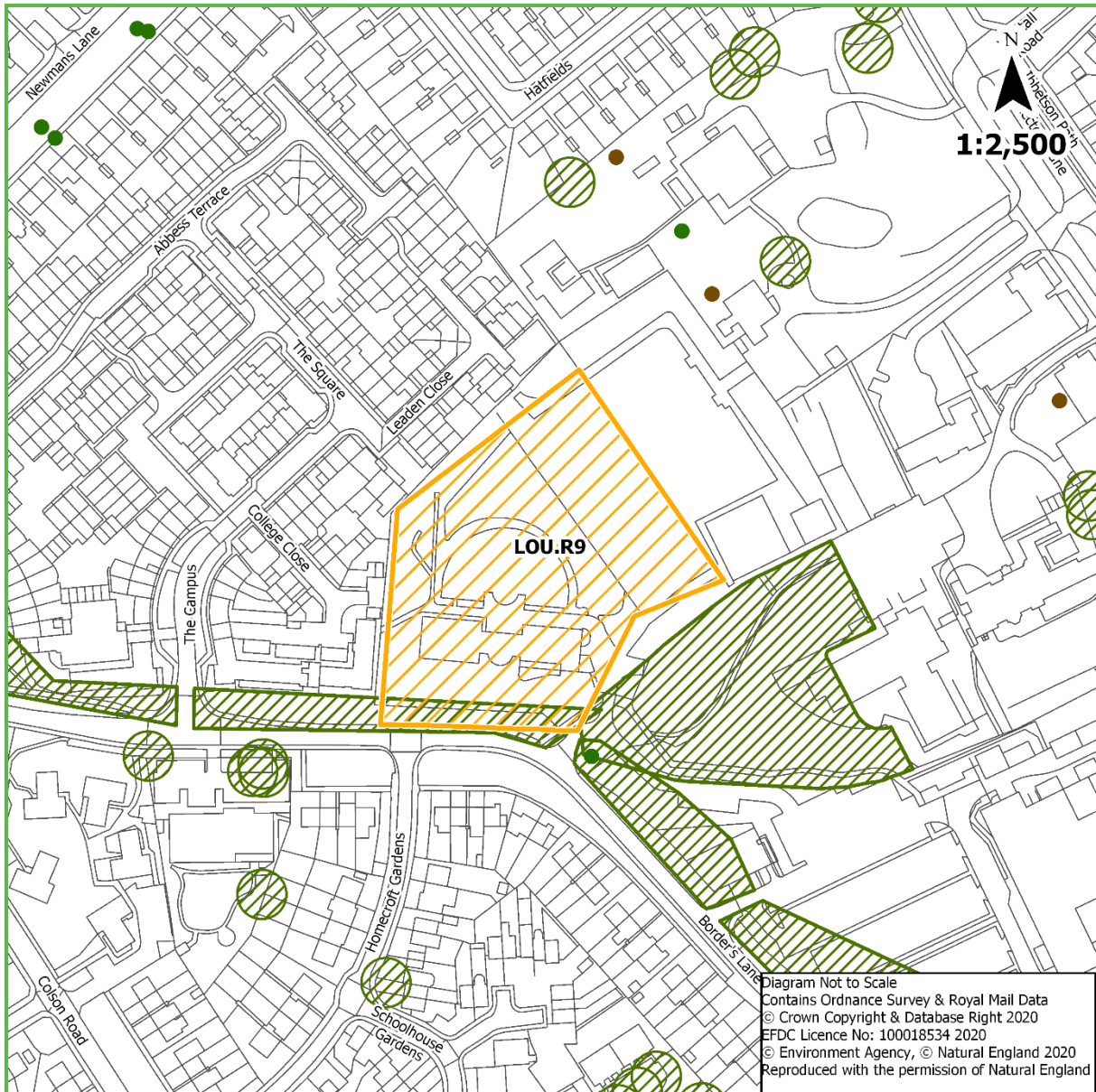
Design

- 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



Site Address: Old Epping Forest College Site, Borders Lane, Loughton, IG10 3SA

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 1.02

Indicative Development Area (Ha) 1.02

Indicative Net Density (DpH) 122

Approximate Net Capacity (Dwellings) 111

Site Description:

The site is a former college. It is bounded to the East and North by residential development, Borders Lane to the South and Epping Forest College to the East.

When bringing forward development proposals, regard should be had to the 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.

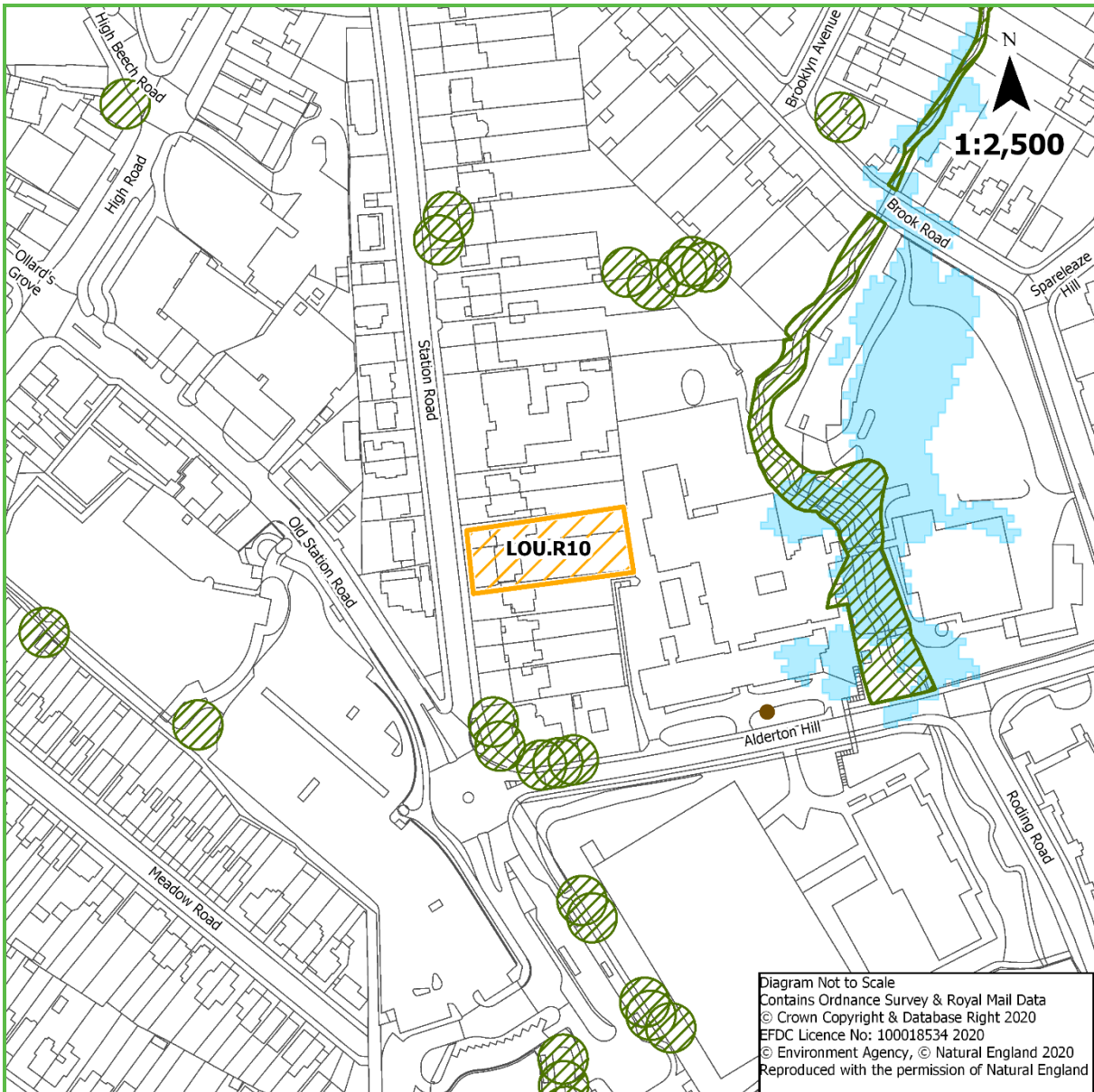
Heritage

- 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

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.14

Indicative Development Area (Ha) 0.14

Indicative Net Density (DpH) 101

Approximate Net Capacity (Dwellings) 12

Site Description:

The site contains two residential dwellings and associated gardens. It is bounded by Station Road to the West, residential development to the North and South, and Roding Valley High School to the East.

When bringing forward development proposals, regard should be had to the 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.

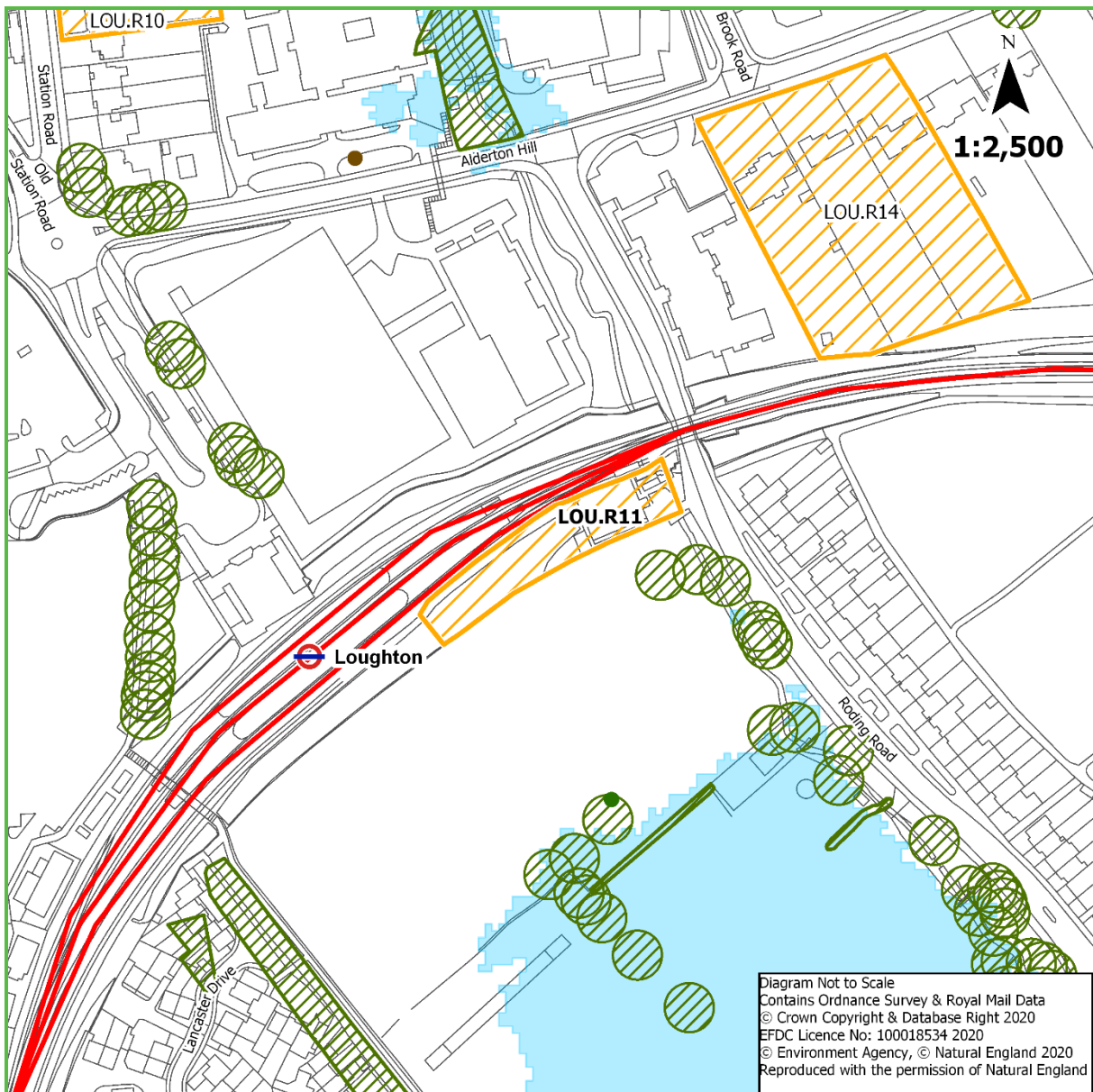
LOU.R10 Land at Station Road

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



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

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.

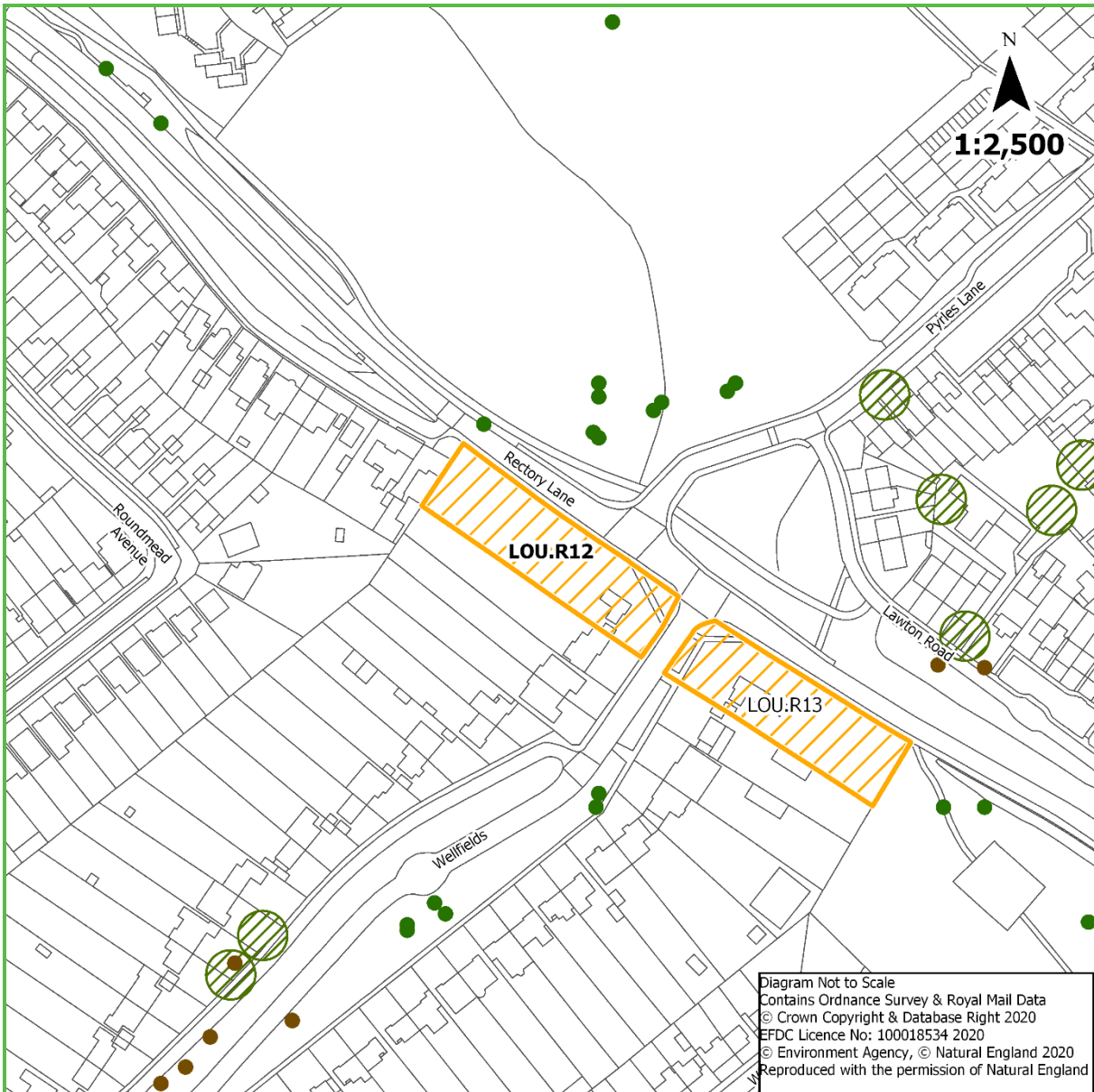
On-site Constraints

- 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



Site Address: 63 Wellfields, Loughton, IG10 1PA		
Settlement: Loughton		Proposed Use: Residential
Size (Ha)	0.26	Site Description: 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.
Indicative Development Area (Ha)	0.26	
Indicative Net Density (DpH)	45	
Approximate Net Capacity (Dwellings)	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.

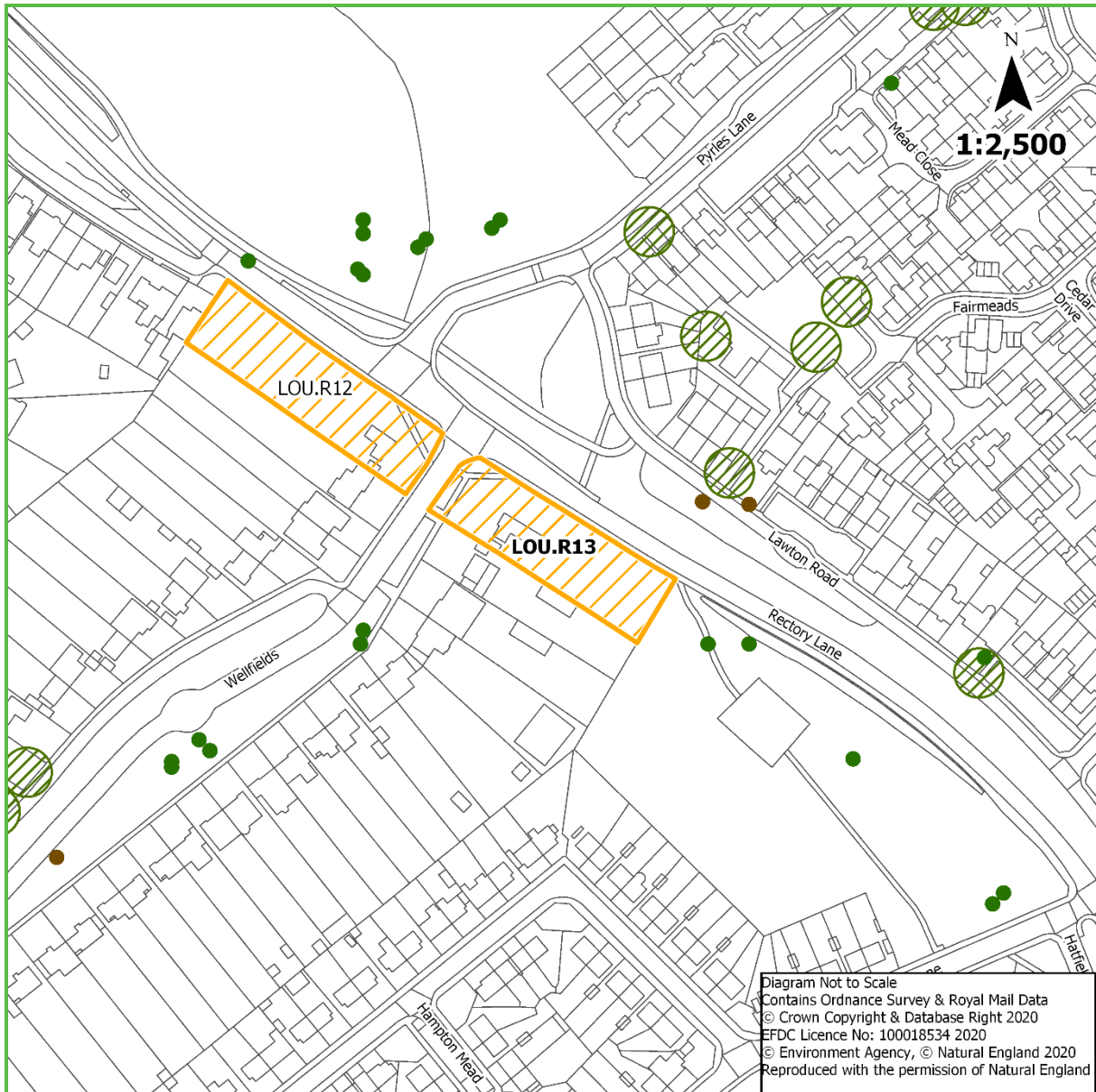
LOU.R12 Land at 63 Wellfields

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



Site Address: 70 Wellfields, Loughton, IG10 1NY

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.23

Indicative Development Area (Ha) 0.23

Indicative Net Density (DpH) 34

Approximate Net Capacity (Dwellings) 6

Site Description:

The site contains a dental practice and a residential dwelling. It is bounded by Rectory Lane to the West, Wellfields to the North and residential development to the East and South.

When bringing forward development proposals, regard should be had to the 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.

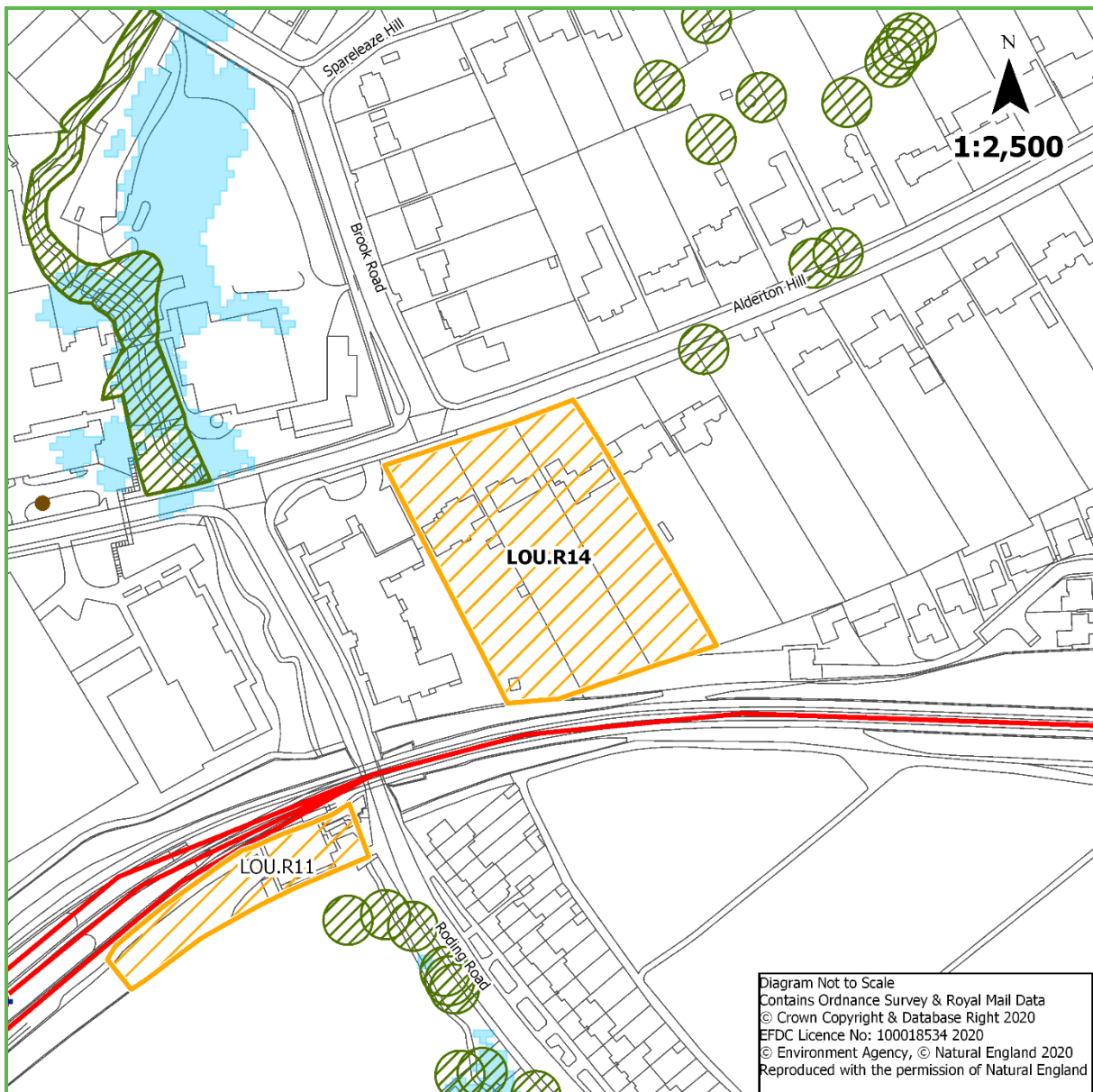
LOU.R13 Land at 70 Wellfields

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



Site Address: 13, 15, 15a Alderton Hill, Loughton, IG10 3JD		Proposed Use: Residential
Settlement: Loughton		Site Description: 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.
Size (Ha)	0.77	
Indicative Development Area (Ha)	0.77	
Indicative Net Density (DpH)	34	
Approximate Net Capacity (Dwellings)	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.

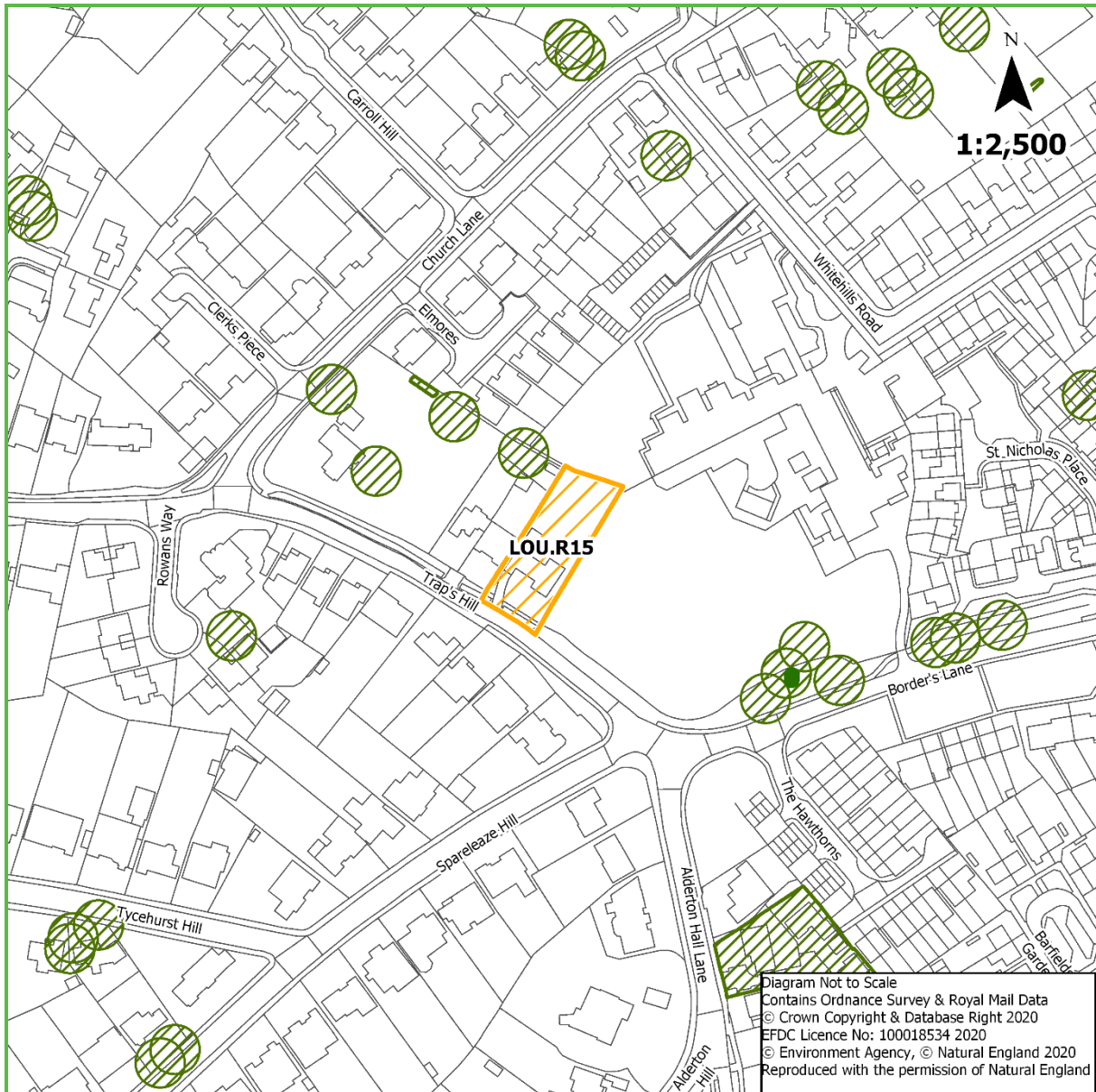
On-site Constraints

- 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



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

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.14

Site Description:

Indicative Development Area (Ha) 0.14

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.

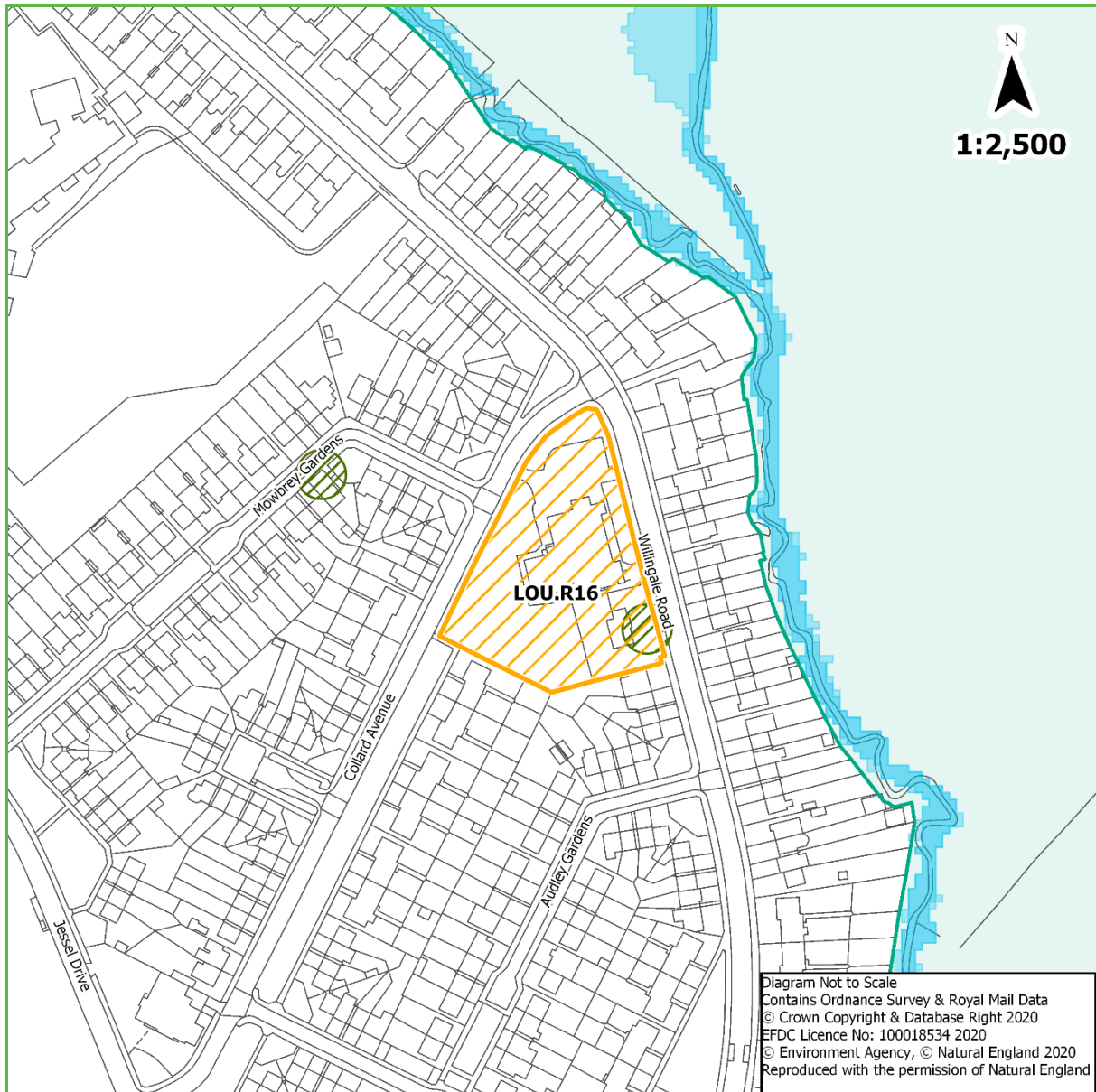
Indicative Net Density (DpH) 59

There are no site specific policy requirements for this site.

Approximate Net Capacity (Dwellings) 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.R16 St Thomas More RC Church



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

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



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

When bringing forward development proposals, regard should be had to the 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.

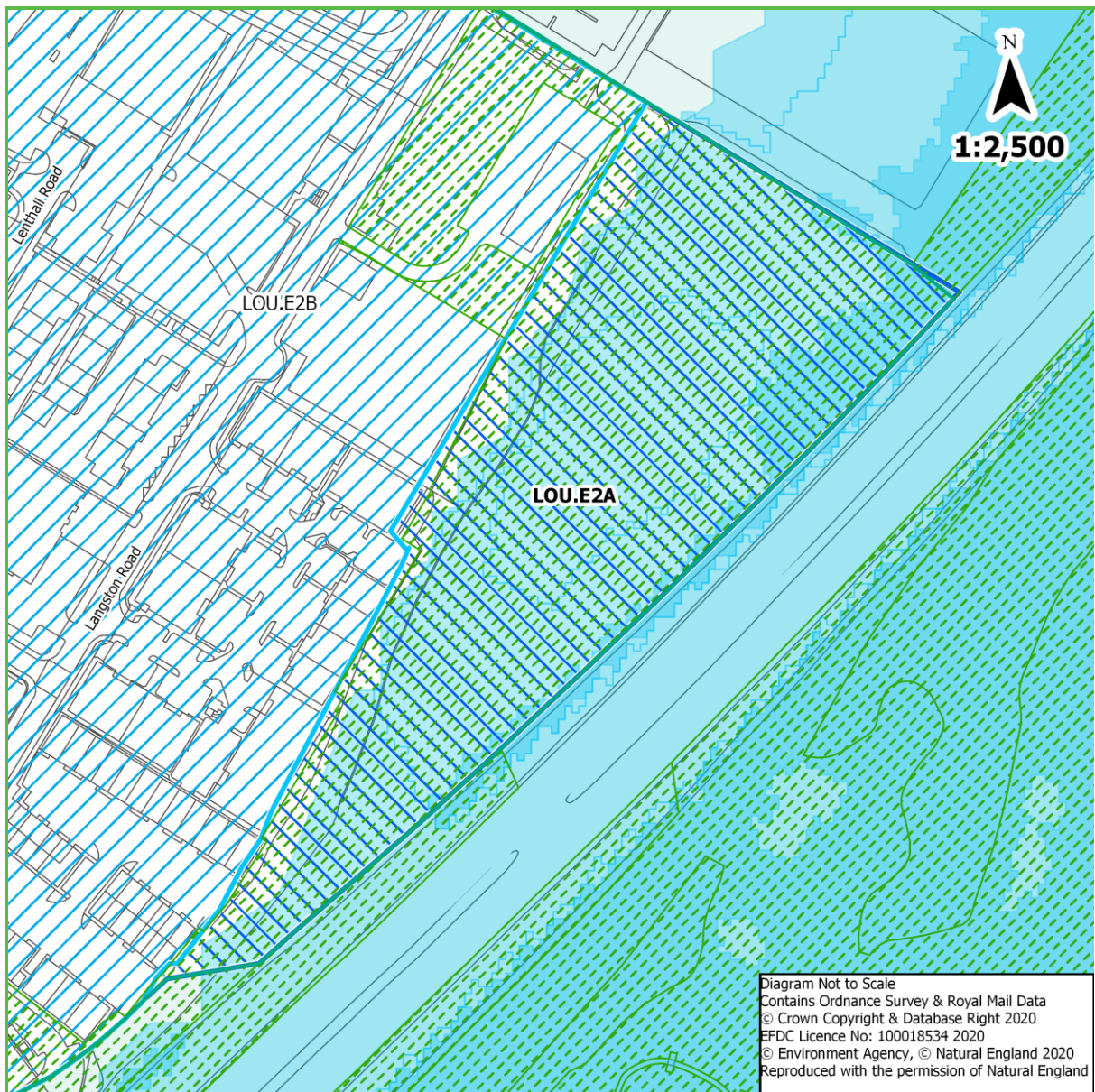
LOU.R18 Land at High Beech Road

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



Site Address: Langston Road Industrial Estate, Loughton, IG10 3DQ		Proposed Use: Employment	B Use Class: B2
Settlement: Loughton		Site Description: 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.	
Size (Ha)	2.91		
Indicative Development Area (Ha)	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.

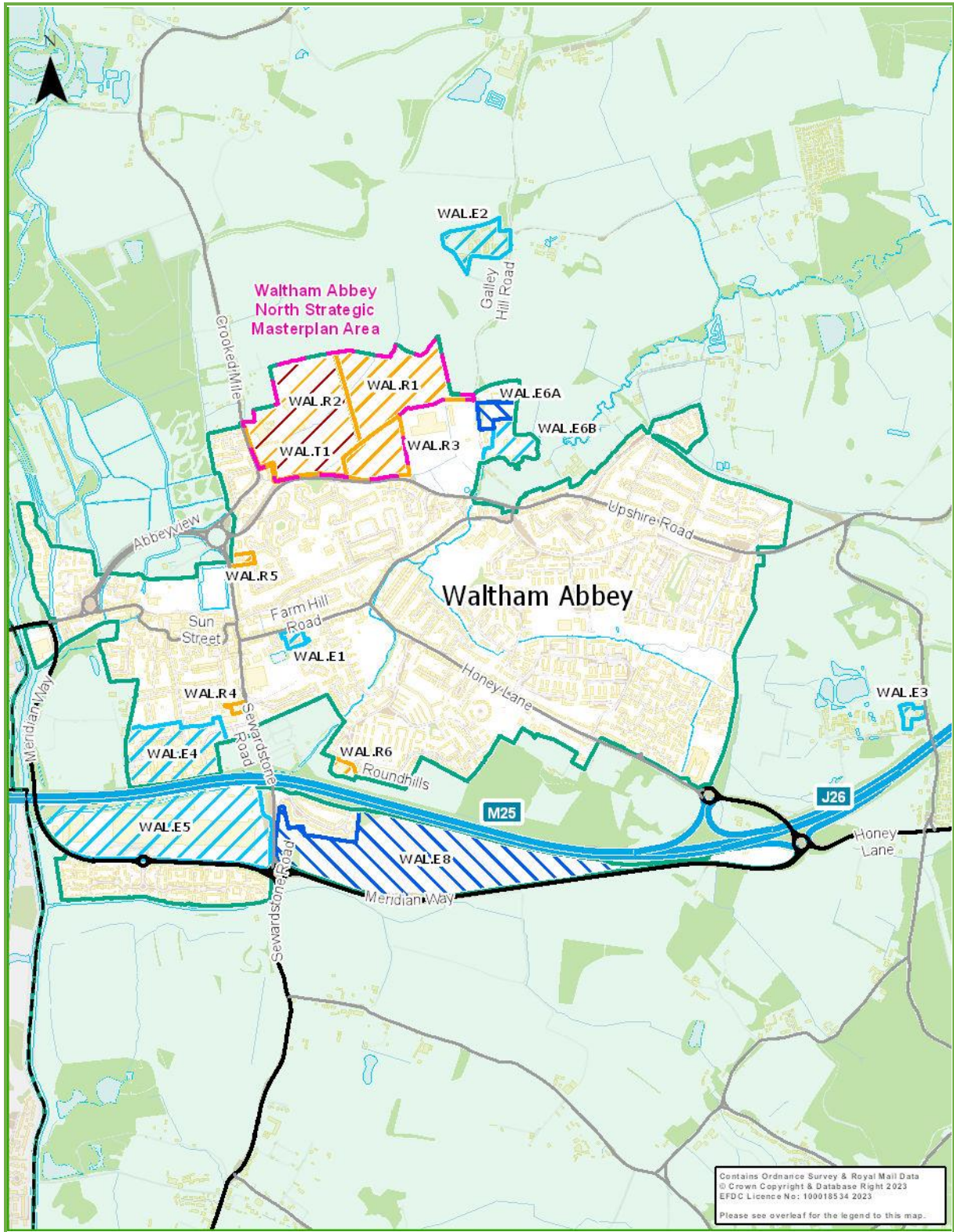
On-site Constraints

- 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

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

DpH	Dwellings per Hectare
Ha	Hectare

Residential Site Allocations

WAL.R4 Fire Station at Stewardstone Road

WAL.R5 Waltham Abbey Community Centre

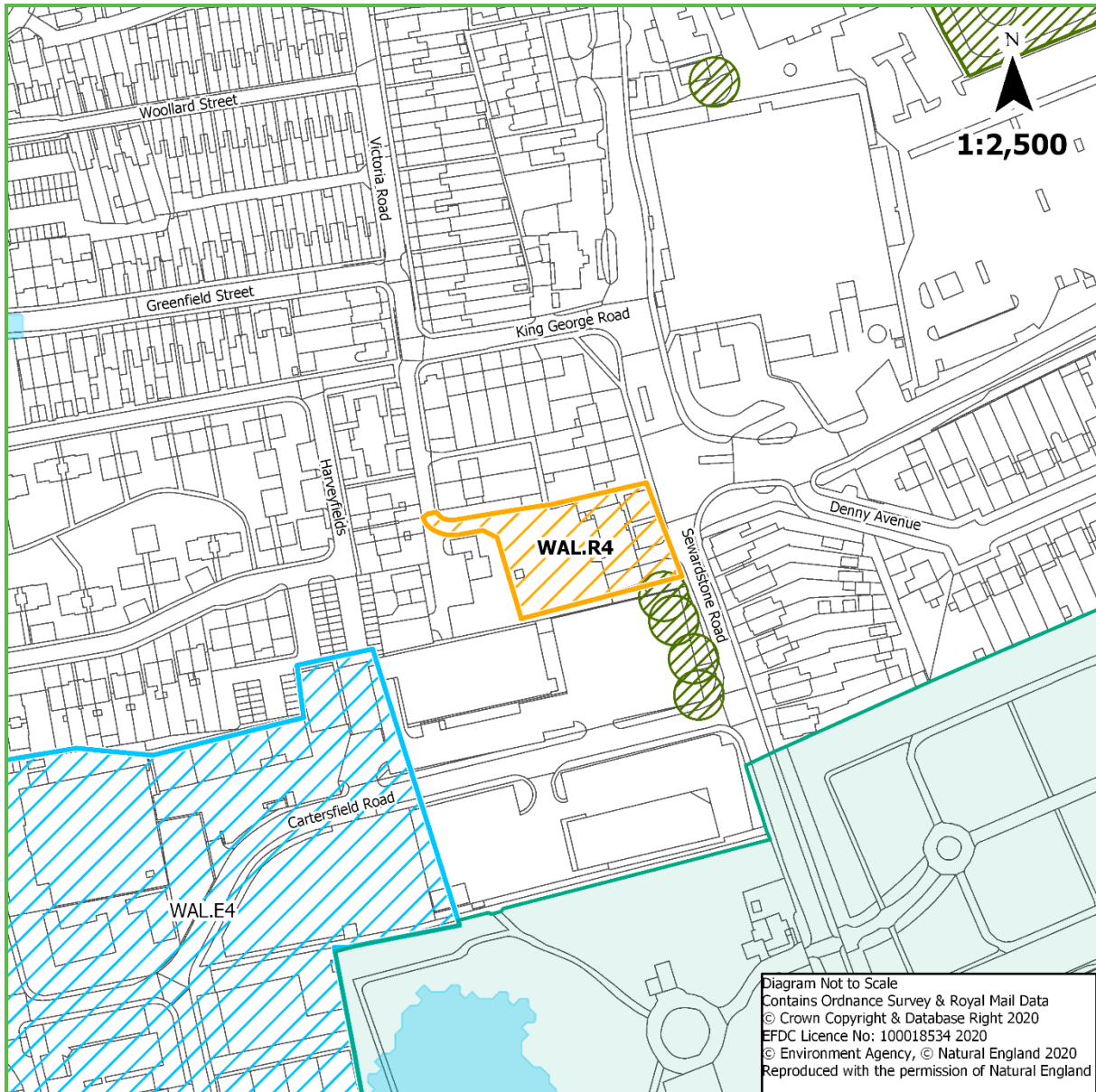
WAL.R6 Land at Roundhills

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



Site Address: Sewardstone Road, Waltham Abbey, EN9 1PA		
Settlement: Waltham Abbey		Proposed Use: Residential
Size (Ha)	0.24	Site Description: The site is a fire station. It is bounded by residential development to the North and West, Sewardstone Road to the East and a car park associated with a retail development to the South.
Indicative Development Area (Ha)	0.24	
Indicative Net Density (DpH)	68	
Approximate Net Capacity (Dwellings)	16	

When bringing forward development proposals, regard should be had to the 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

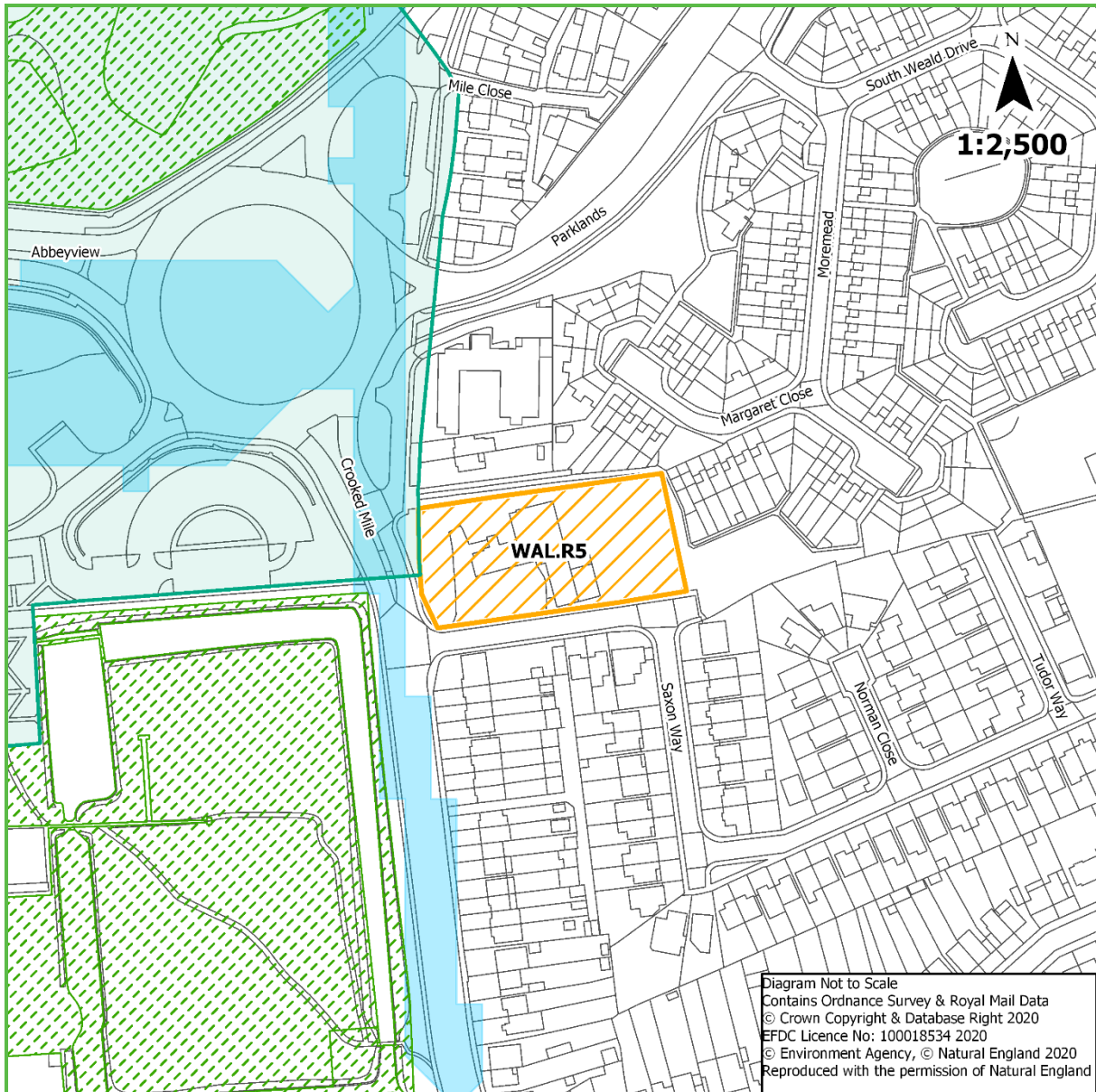


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Site Address: Saxon Way, Waltham Abbey, EN9 1QD		
Settlement: Waltham Abbey		Proposed Use: Residential
Size (Ha)	0.44	Site Description: The site is a community centre. It is bounded by Saxon Way to the South, Crooked Mile to the West and residential development to the North and East.
Indicative Development Area (Ha)	0.40	
Indicative Net Density (DpH)	129	
Approximate Net Capacity (Dwellings)	53	

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.

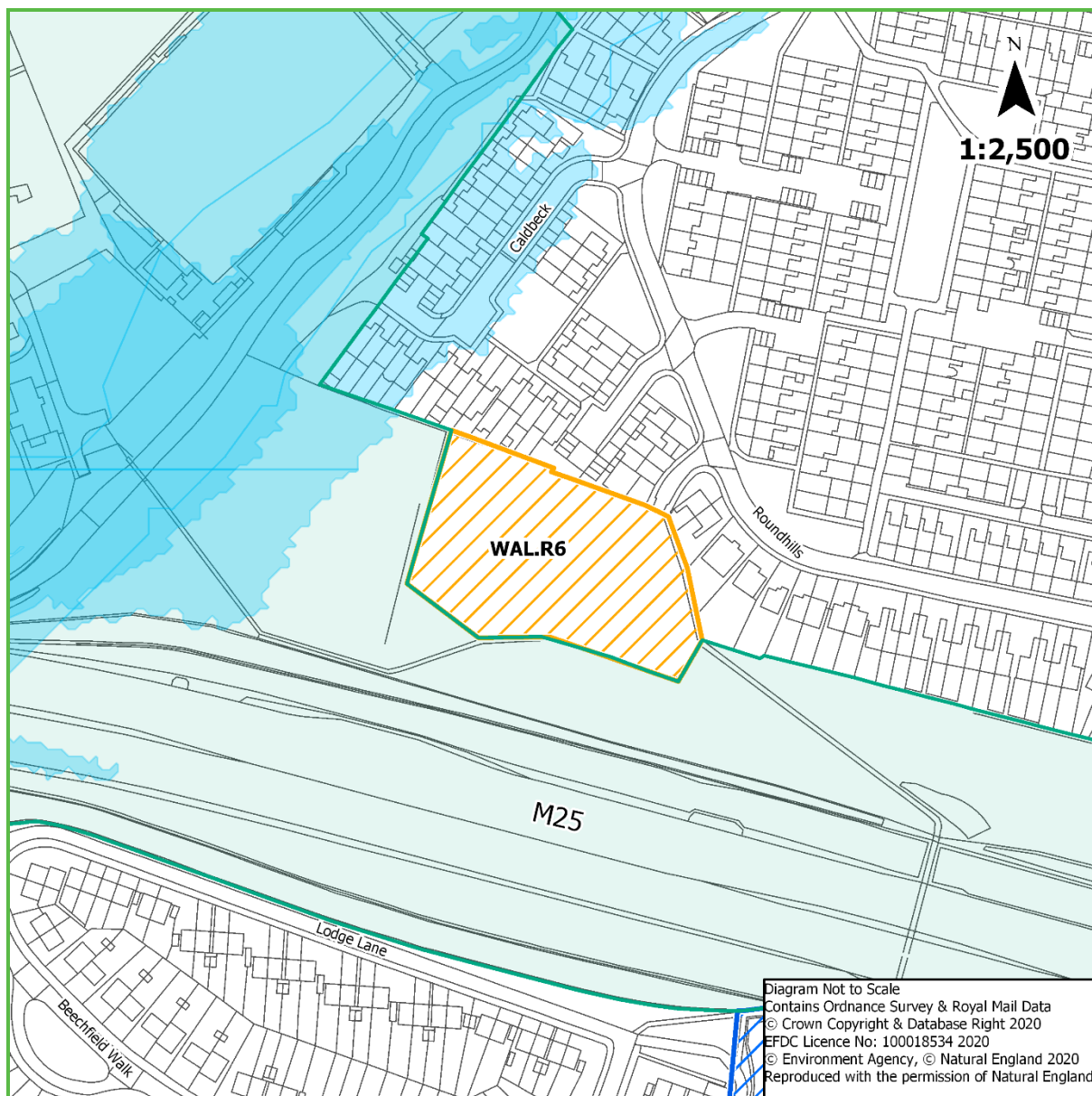
Heritage

- 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

Indicative Development Area (Ha) 0.60

Indicative Net Density (DpH) 45

Approximate Net Capacity (Dwellings) 27

Site Description:

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.

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.

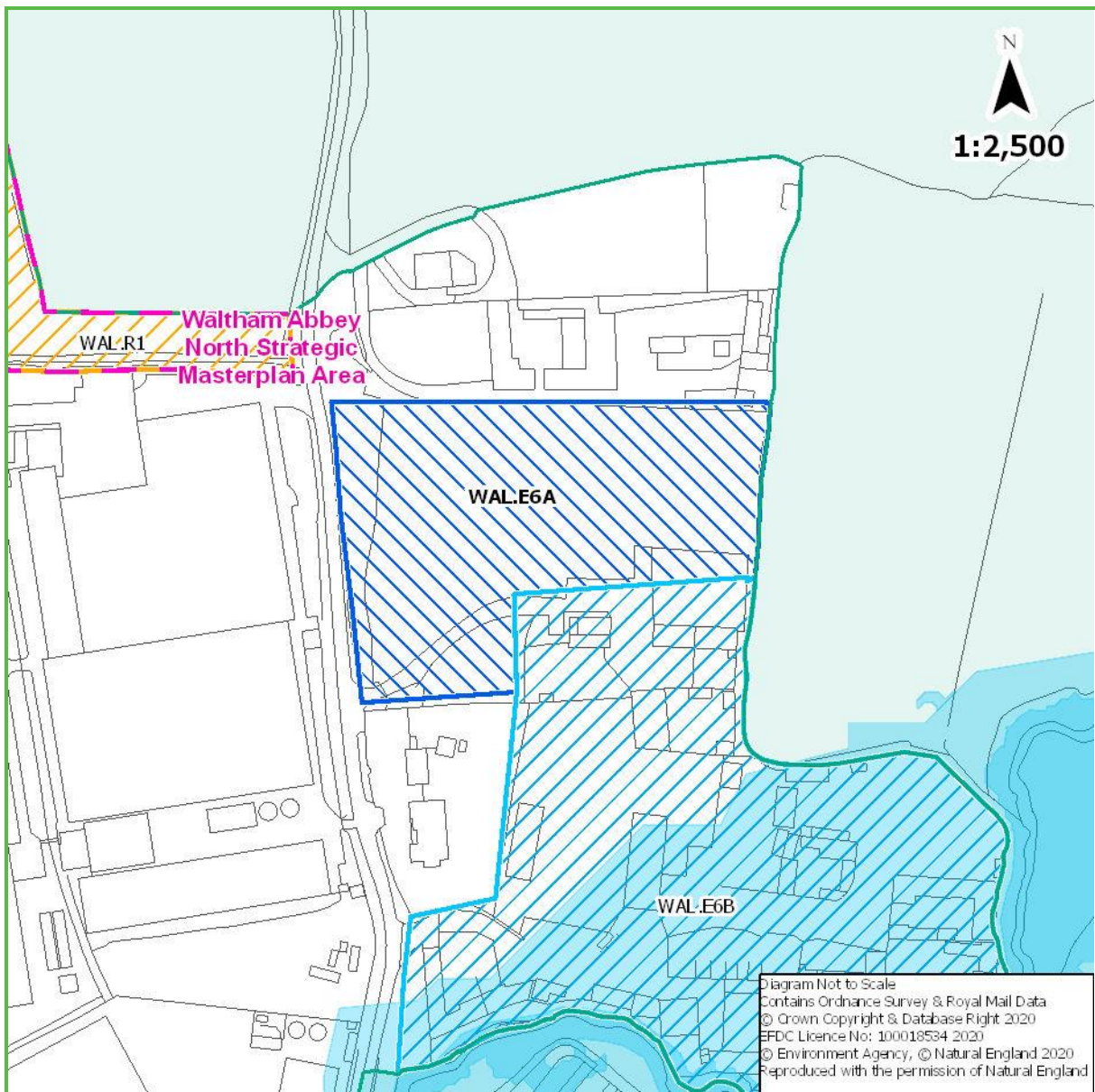
On-site Constraints

- 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



Site Address: Galley Hill Road, Waltham Abbey, EN9 2AG		Proposed Use: Employment	B Use Class: B2/B8
Settlement: Waltham Abbey		Site Description: 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.	
Size (Ha)	1.28		
Indicative Development Area (Ha)	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.

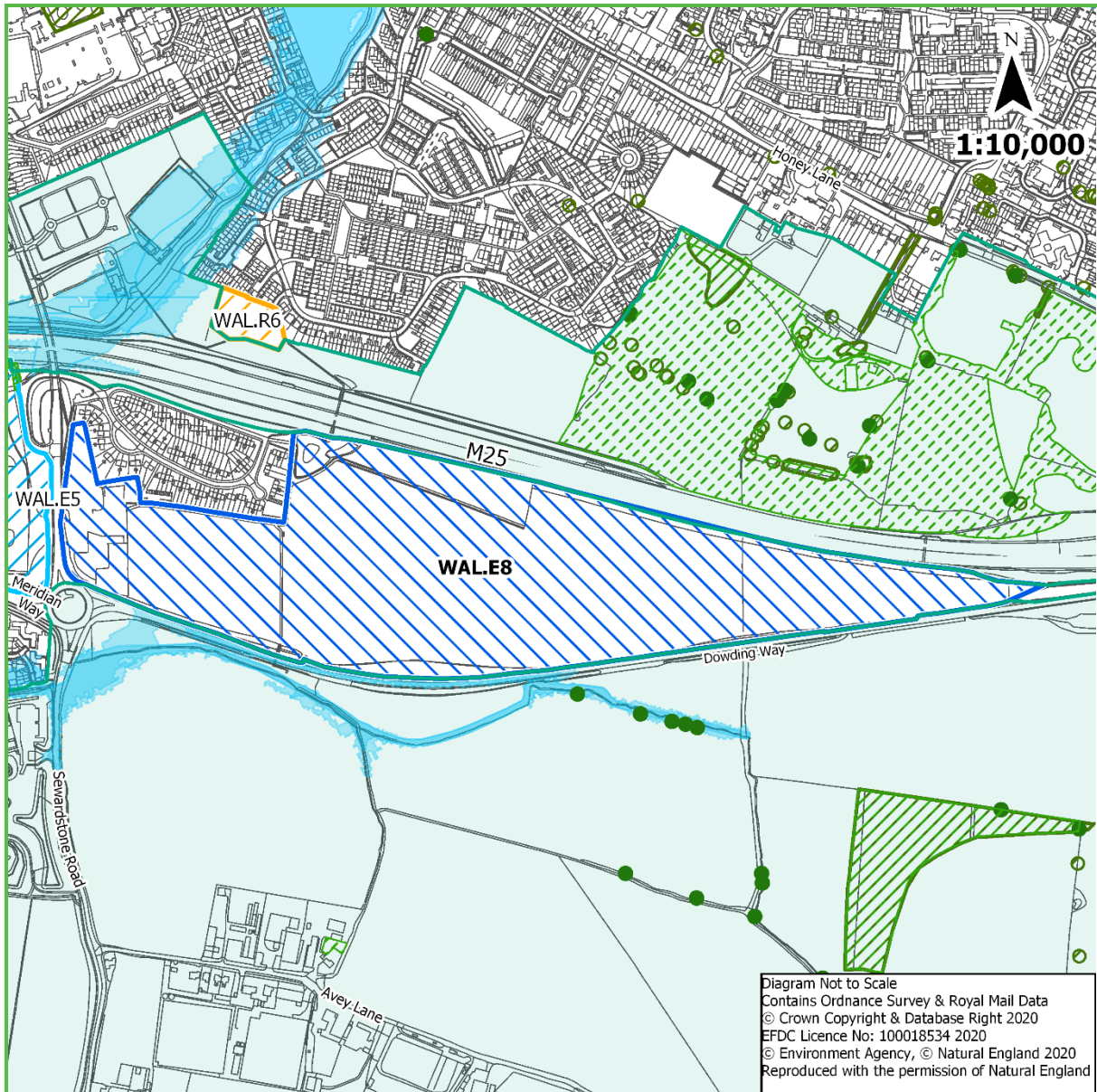
Infrastructure

- 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



Site Address: Dowding Way, Waltham Abbey, EN9 3AA	
Settlement: Waltham Abbey	Proposed Use: Employment B Use Class: B2/B8/ light industrial (within Use Class E)
Size (Ha)	25.95
Indicative Development Area (Ha)	10
	Site Description: The site is agricultural land. It is bounded by the M25 to the North and East, Dowding Way (A121) to the South and Sewardstone Road to the West.

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.

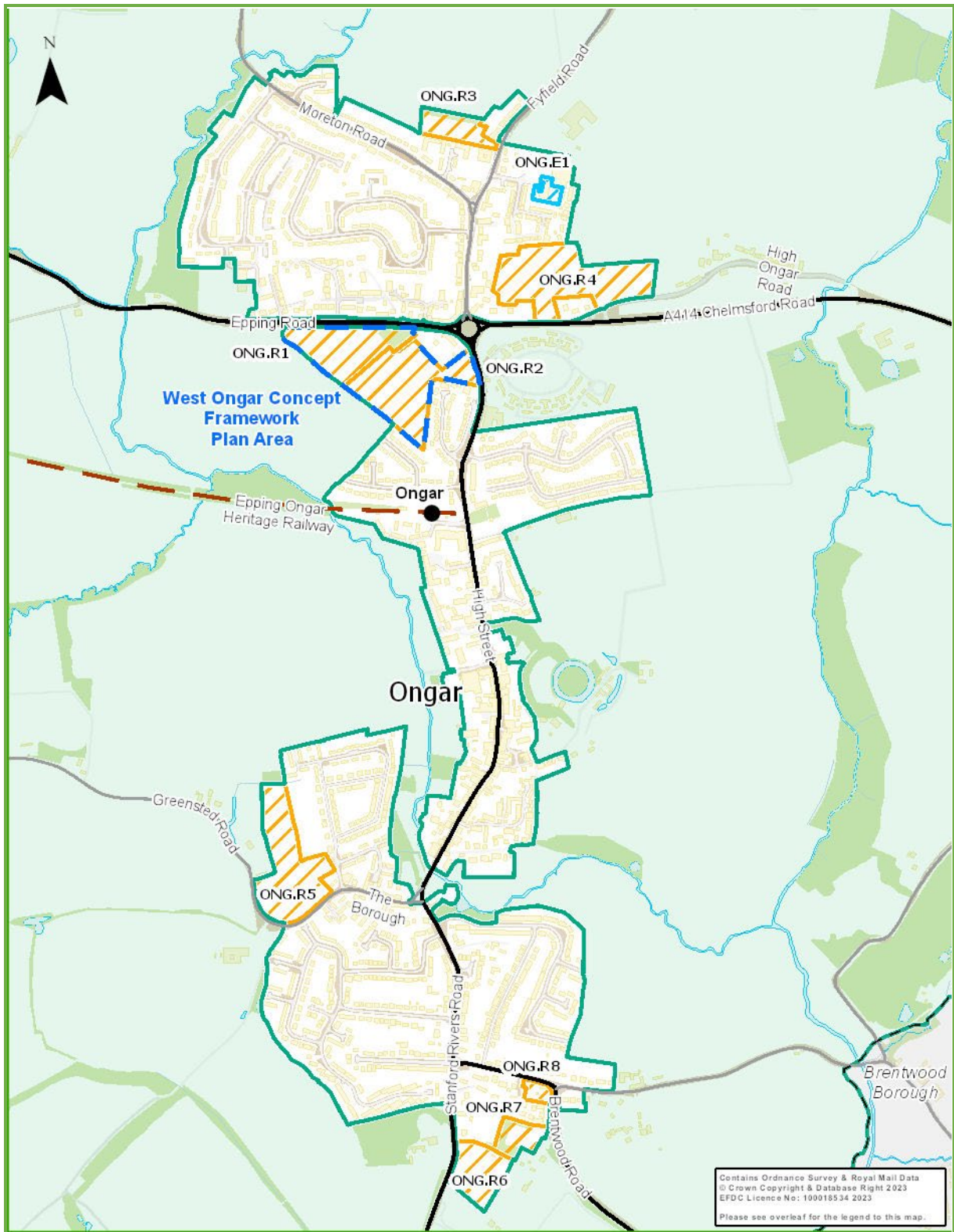
Infrastructure

- 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

 Residential site allocation	Environmental Designations	Road network	Basemap
 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	Rail infrastructure	 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			

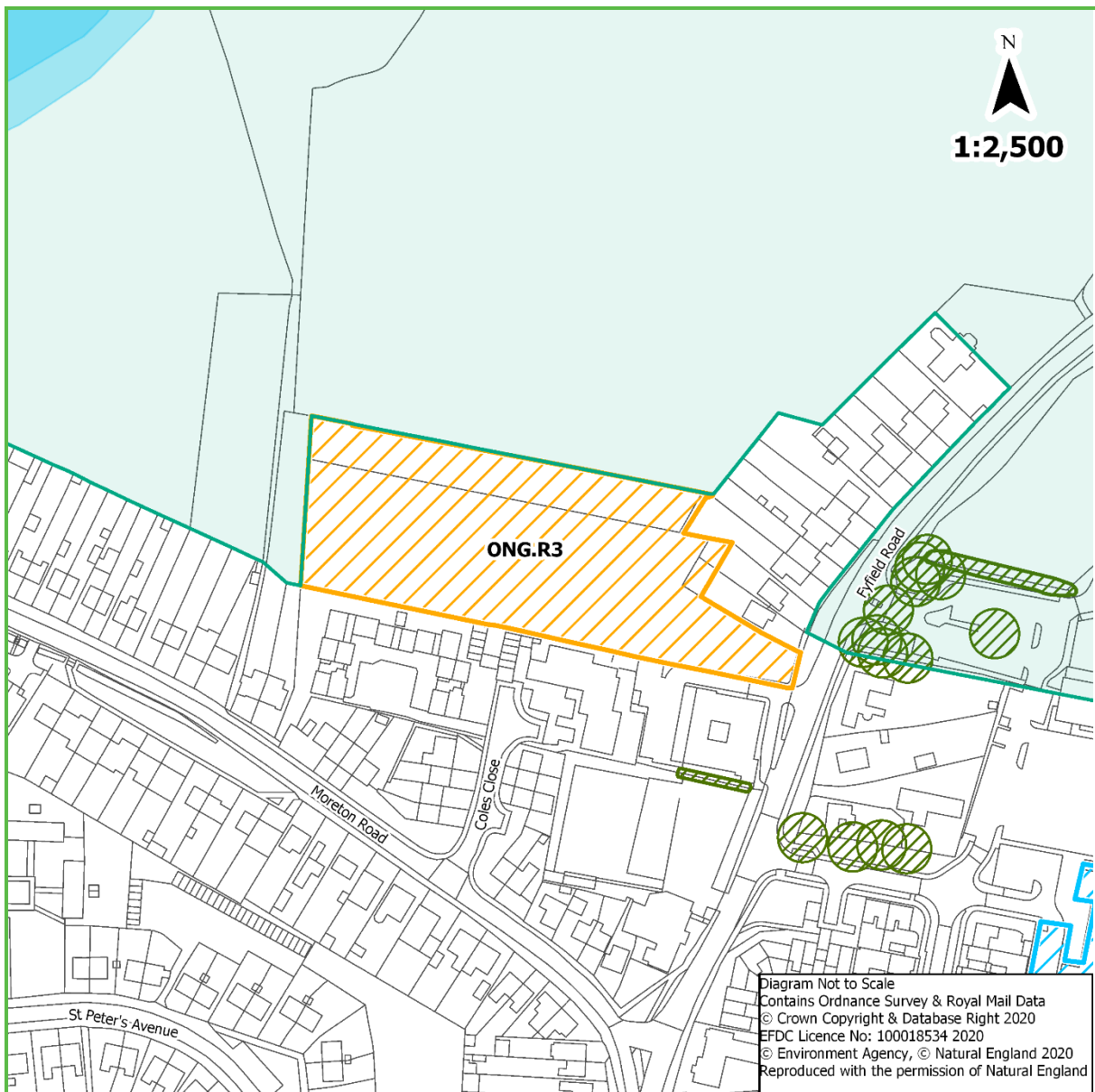
Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

Residential Site Allocations

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



Site Address: Land at Fyfield Road, Ongar, CM5 0AY

Settlement: Ongar

Proposed Use: Residential

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

Site Description:

The site is undeveloped scrub/woodland. It is bounded by Fyfield Road (B184) to the East, residential development to the South and agricultural land to the West and North.

When bringing forward development proposals, regard should be had to the 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.

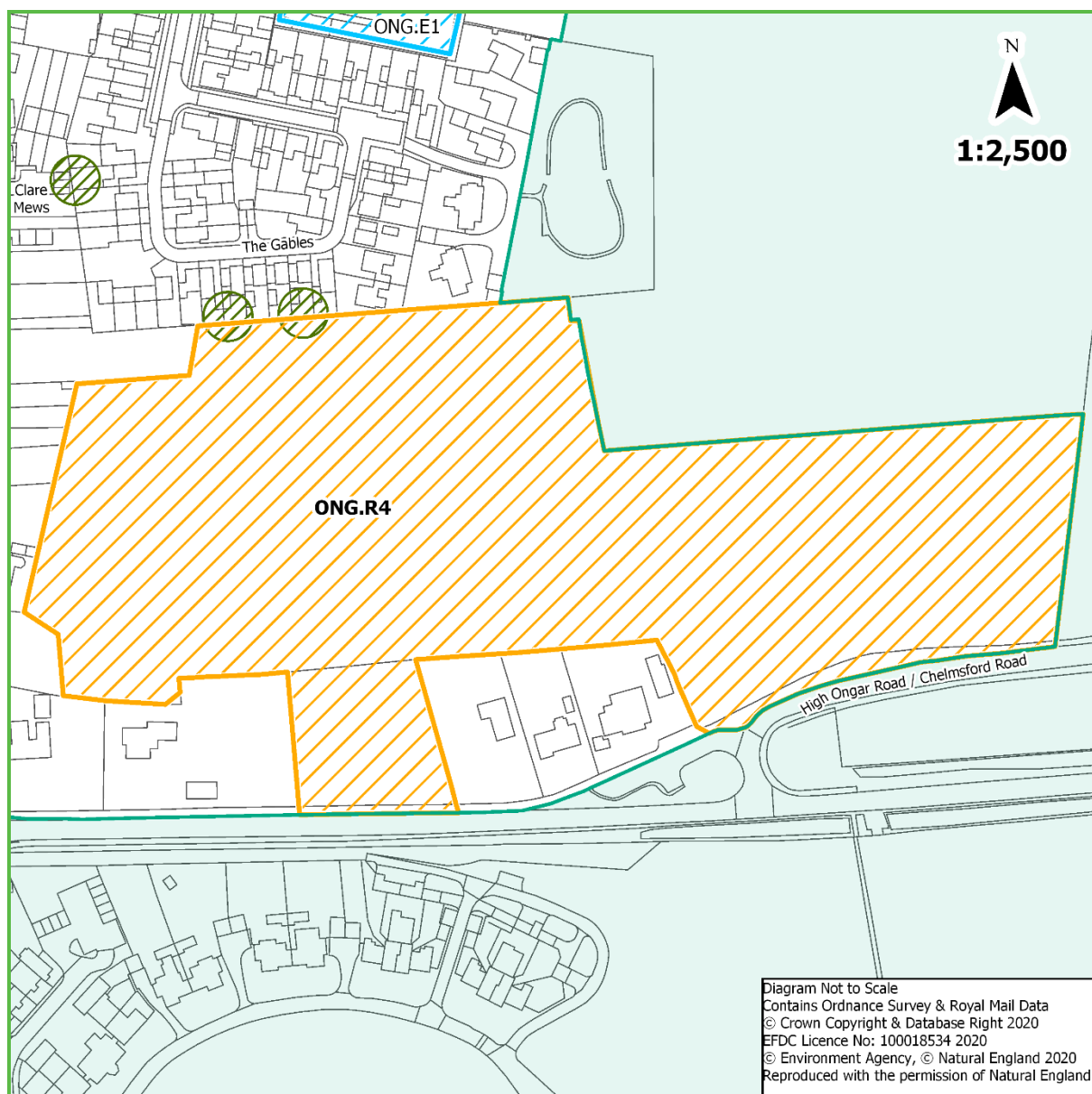
On-site Constraints

- 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

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

When bringing forward development proposals, regard should be had to the 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

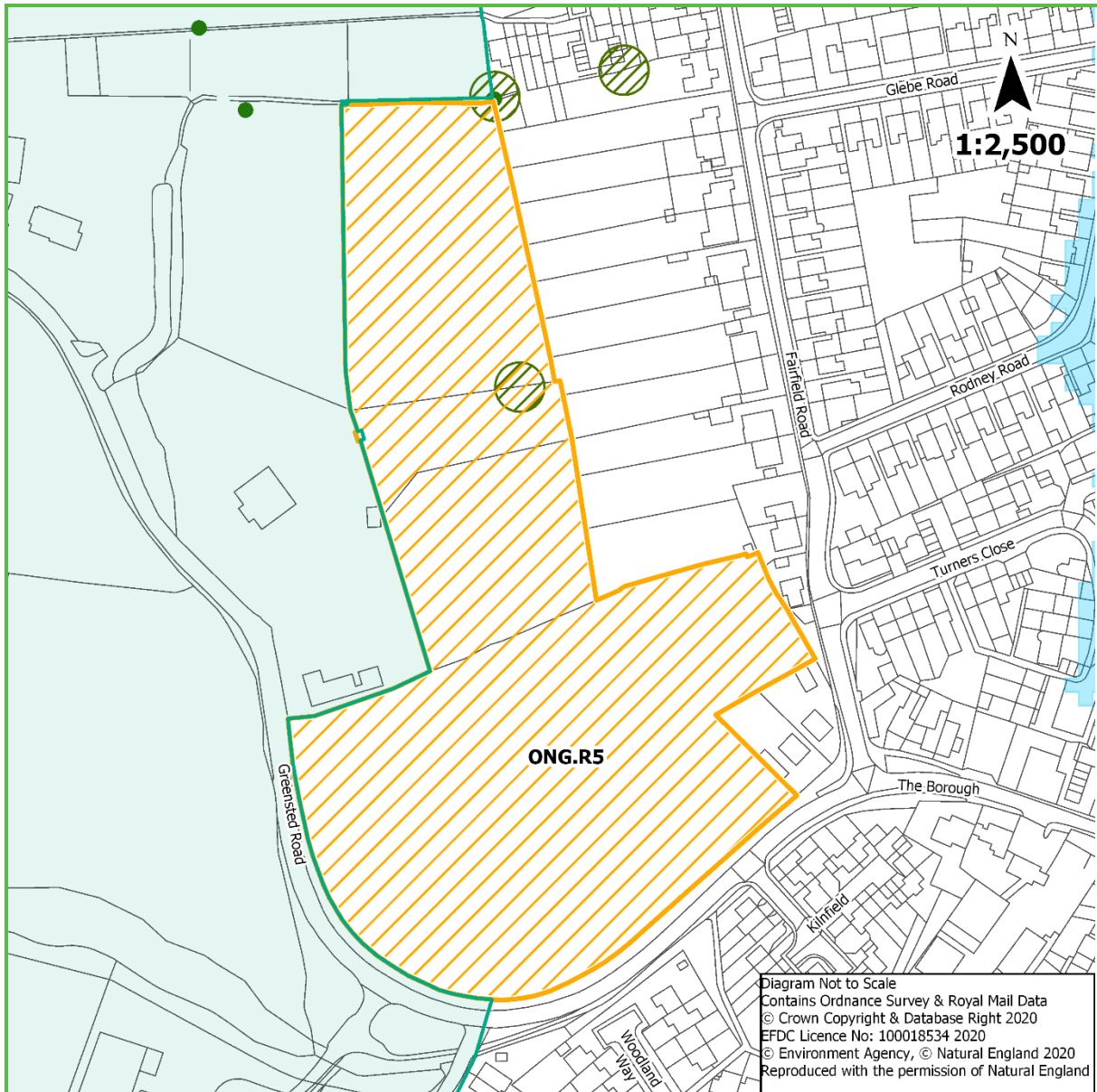
Site Specific Policy Requirements

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



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

When bringing forward development proposals, regard should be had to the 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.

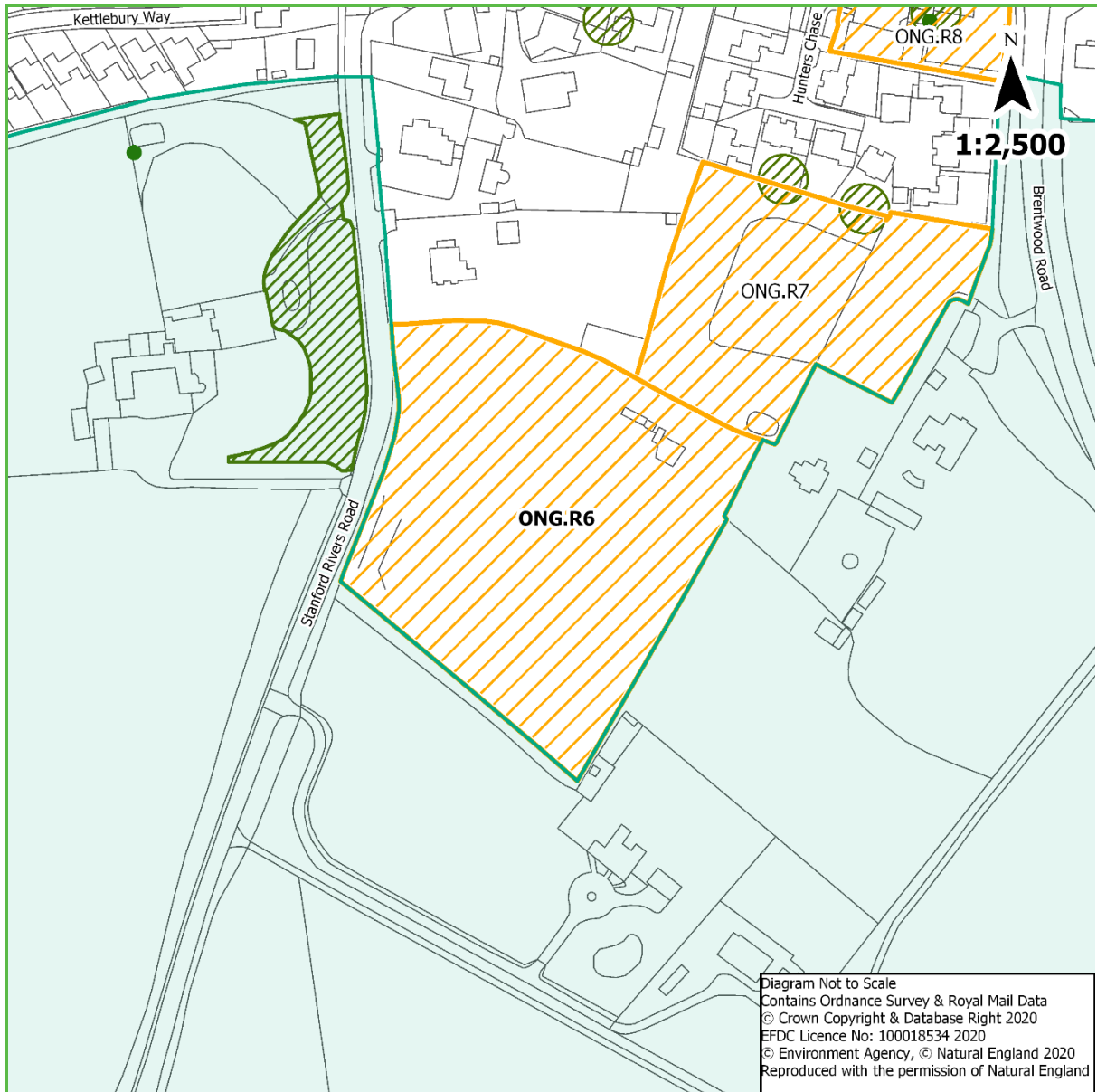
Infrastructure

- 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



Site Address: Stanford Rivers Road, Ongar, CM5 9BT

Settlement: Ongar

Proposed Use: Residential

Size (Ha) 1.53

Indicative Development Area (Ha) 1.50

Indicative Net Density (DpH) 25

Approximate Net Capacity (Dwellings) 33

Site Description:

The site is greenfield land. It is bounded to the West by Stanford Rivers Road (A113), with residential development to the North, East and South.

When bringing forward development proposals, regard should be had to the 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.

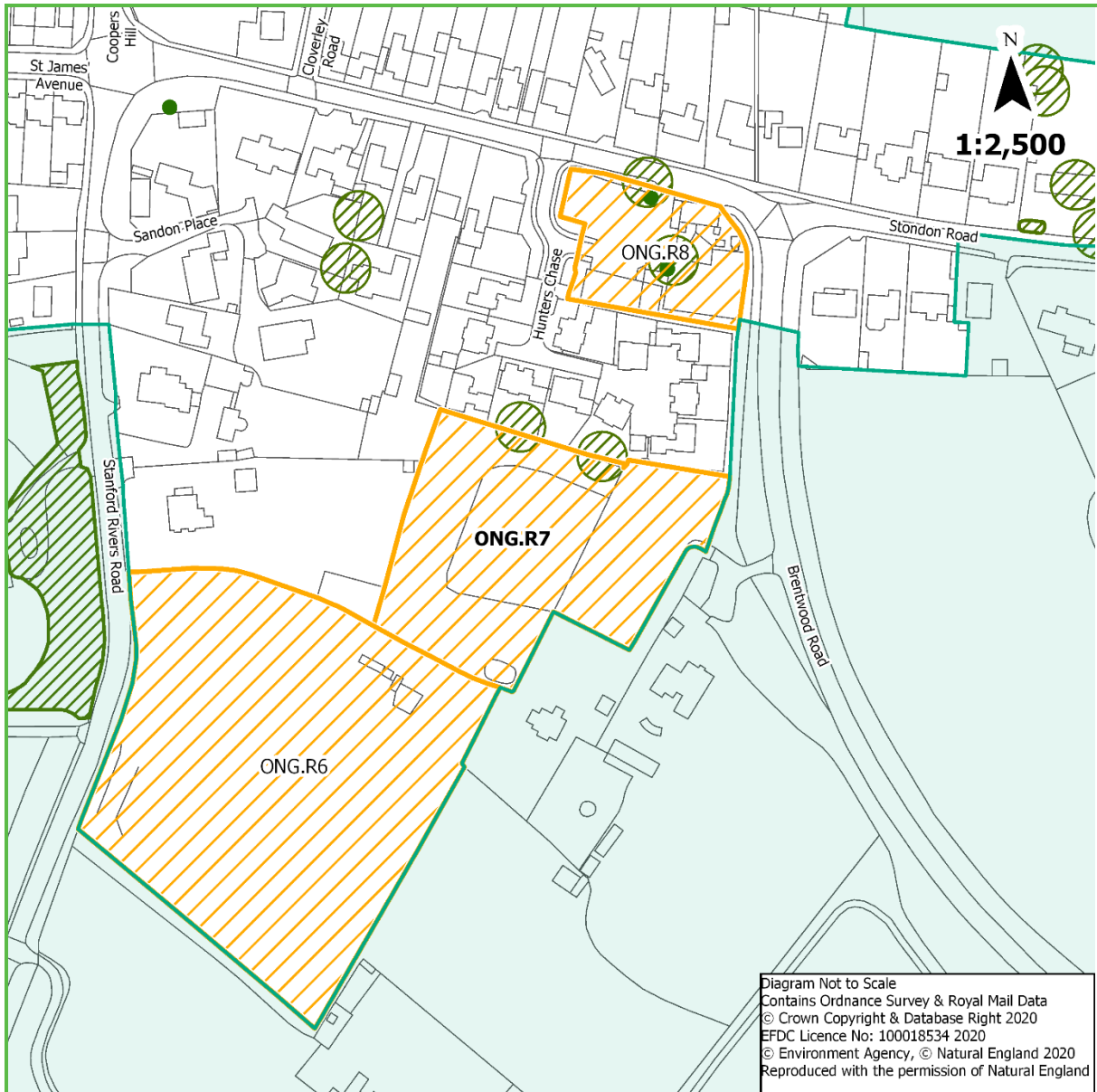
Heritage

- 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

Indicative Development Area (Ha) 0.80

Indicative Net Density (DpH) 23

Approximate Net Capacity (Dwellings) 17

Site Description:

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

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.

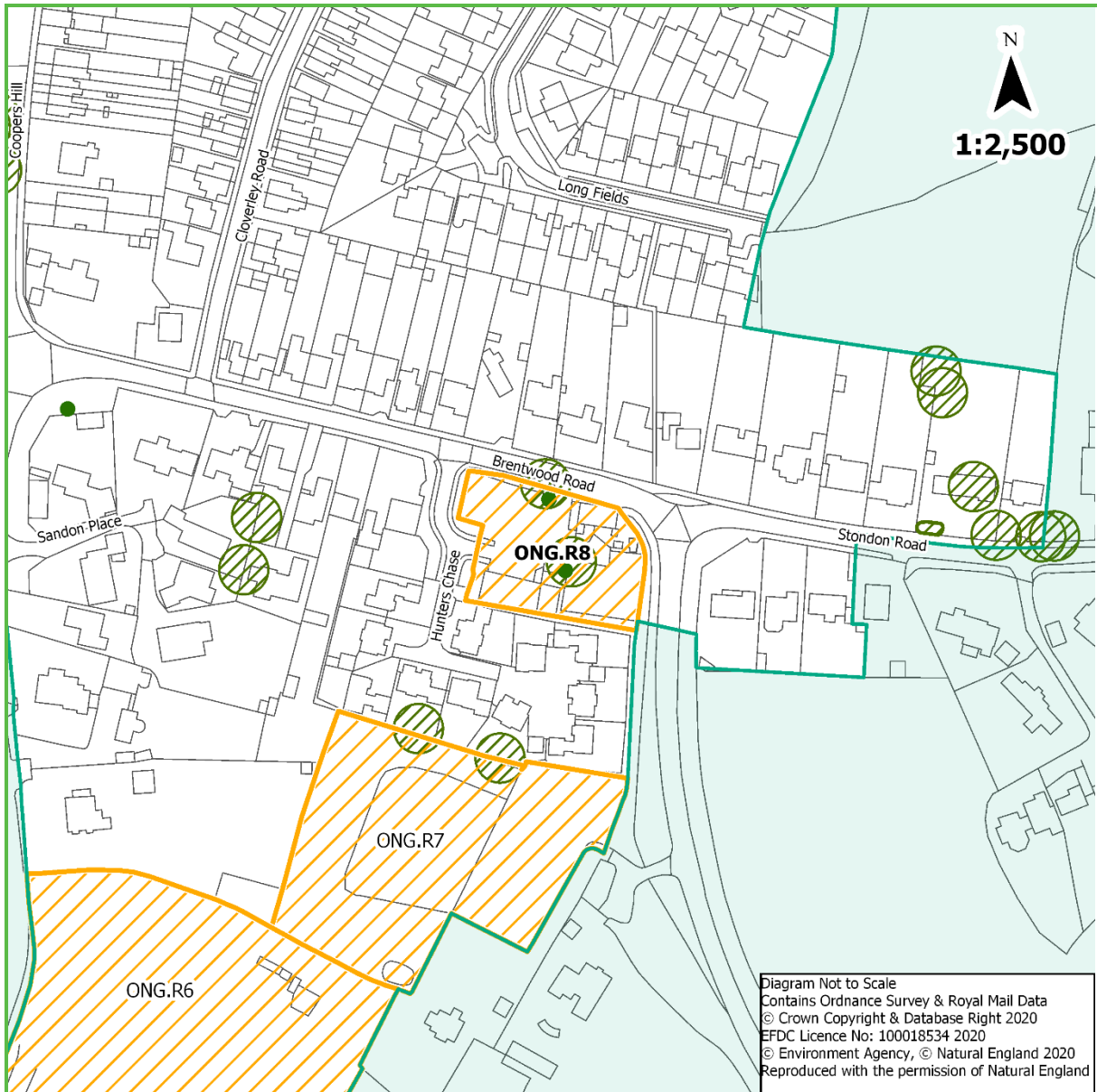
Heritage

- 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: 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 Development Area (Ha)	0.28	
Indicative Net Density (DpH)	34	
Approximate Net Capacity (Dwellings)	9	

When bringing forward development proposals, regard should be had to the 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

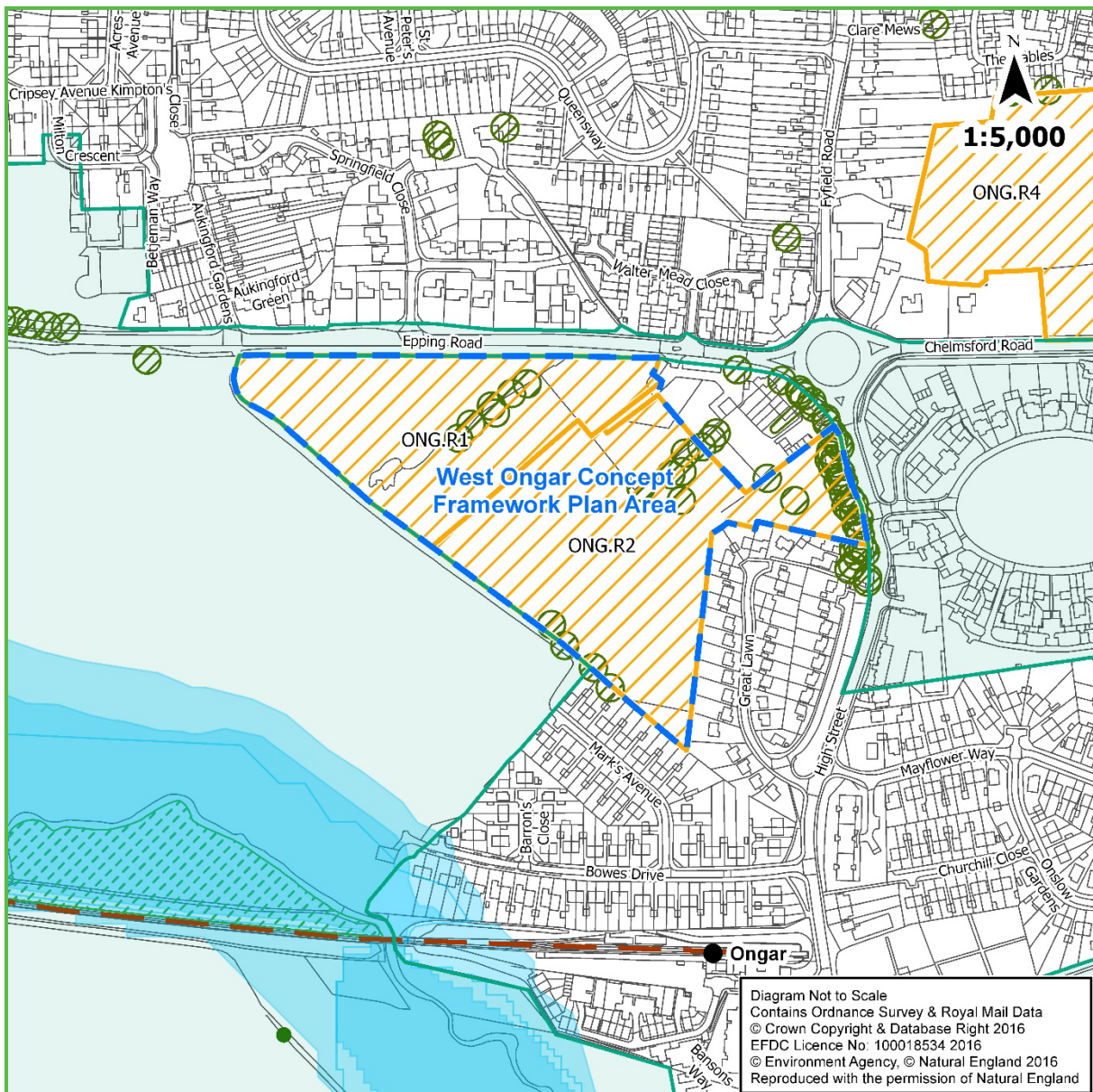
Trees

- 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



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