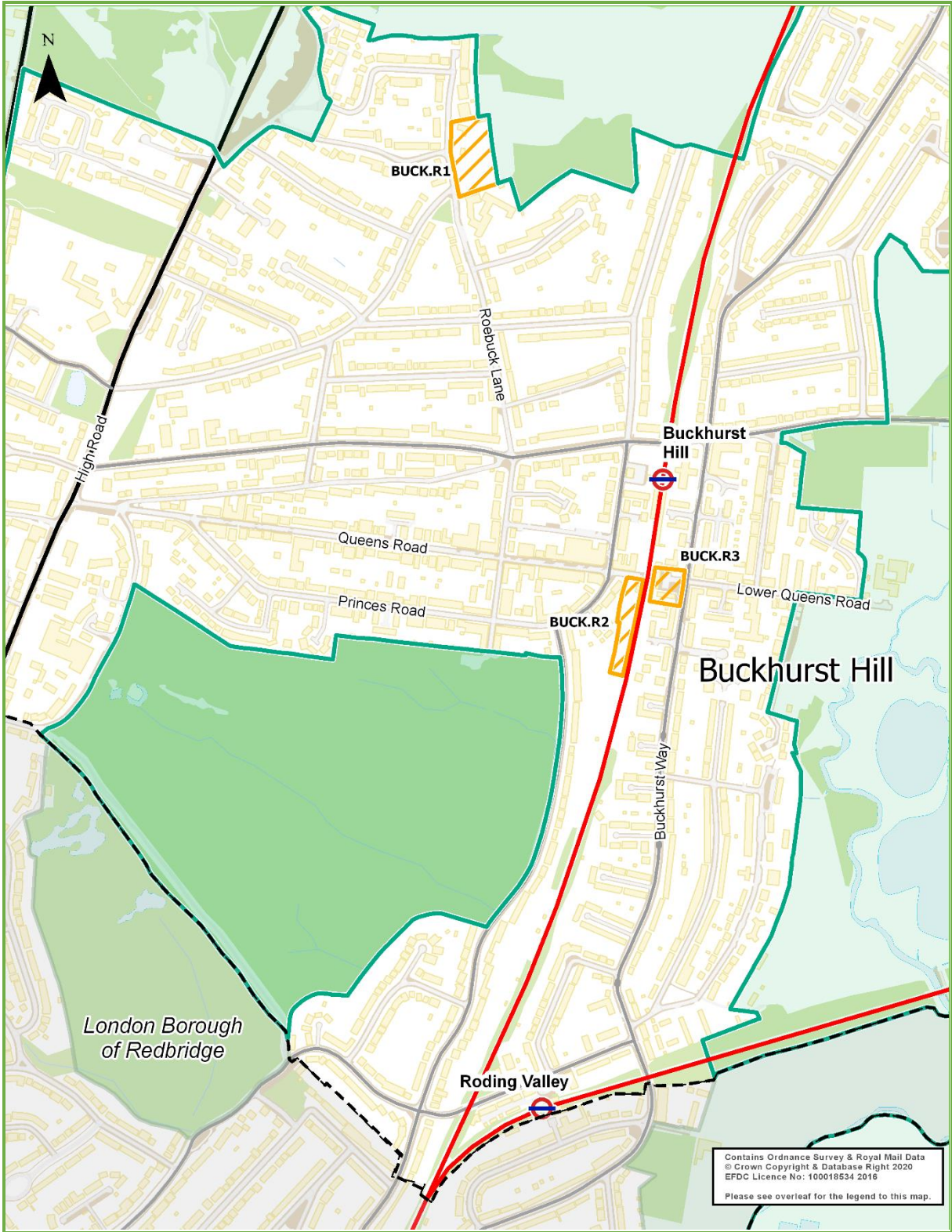






































Buckhurst Hill



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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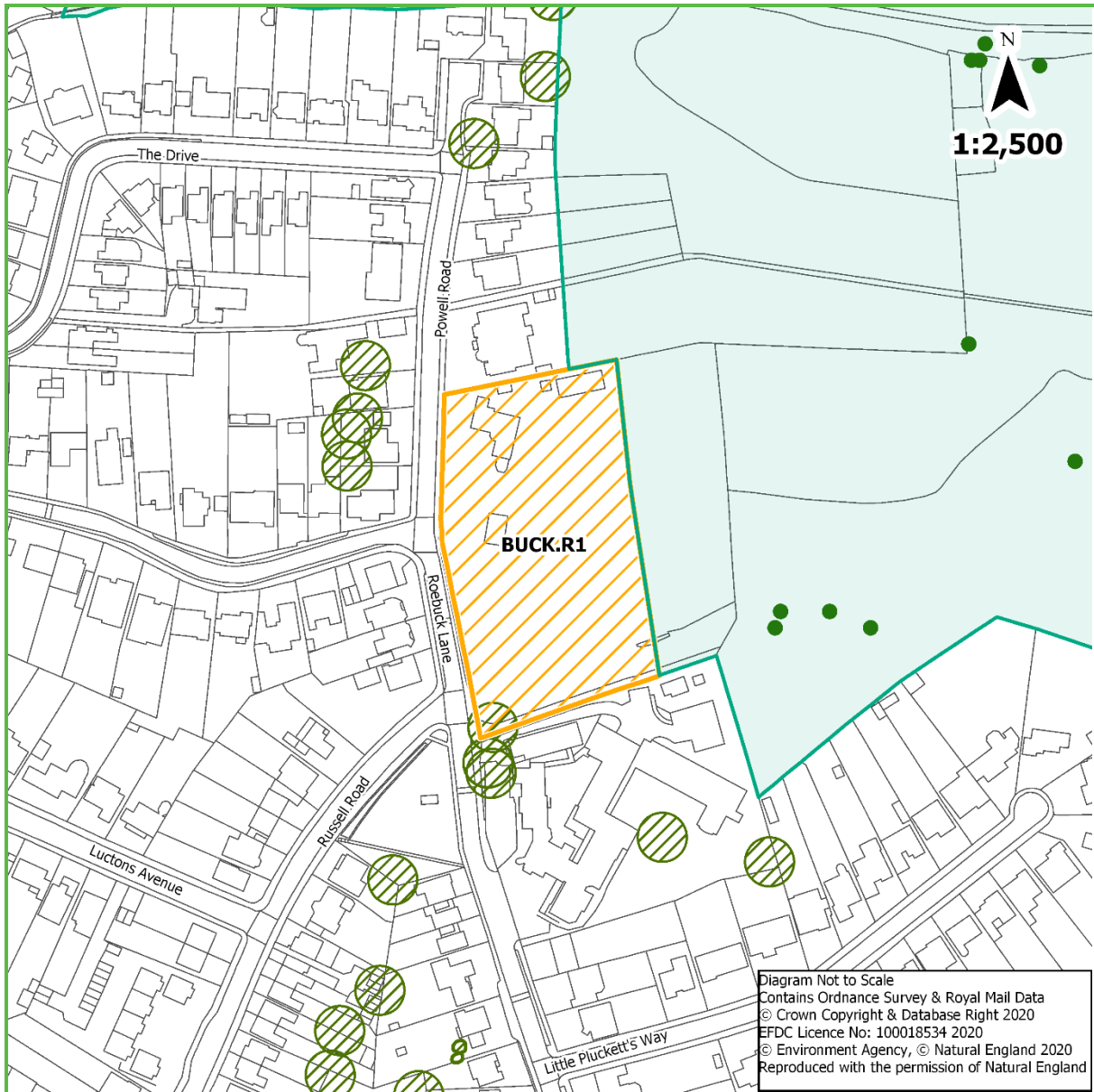
Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

Residential Site Allocations

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

BUCK.R1 Land at Powell Road



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

Settlement: Buckhurst Hill

Proposed Use: Residential

Size (Ha) 0.84

Indicative Development Area (Ha) 0.84

Indicative Net Density (DpH) 38

Approximate Net Capacity (Dwellings) 31

Site Description:

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

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

BUCK.R1 Land at Powell Road

Site Specific Policy Requirements

Ecology and Trees

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

Design

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

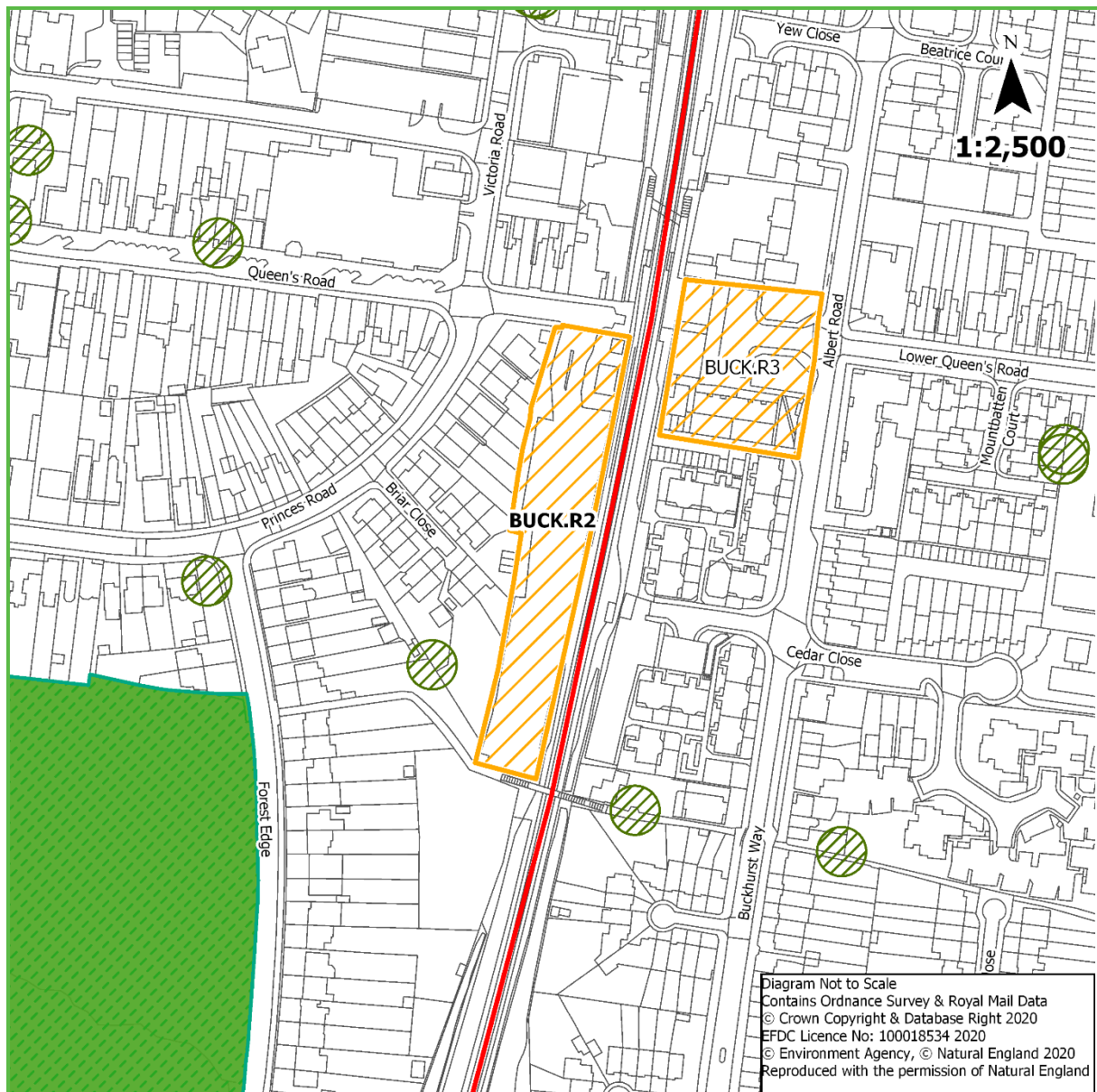
Heritage

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

Green Belt Boundary

- E. As part of the development proposals, a new defensible boundary to the Green Belt will need to be established along the Eastern edge of the site. The existing features to the Northern boundary will also need to be strengthened.

BUCK.R2 Queens Road Car Park



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

Settlement: Buckhurst Hill		Proposed Use: Residential
Size (Ha)	0.43	Site Description: The site is a car park. It is bounded by the London Underground Central Line to the East and residential development to the North, South and West.
Indicative Development Area (Ha)	0.43	
Indicative Net Density (DpH)	97	
Approximate Net Capacity (Dwellings)	41	

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

BUCK.R2 Queens Road Car Park

Site Specific Policy Requirements

Design

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

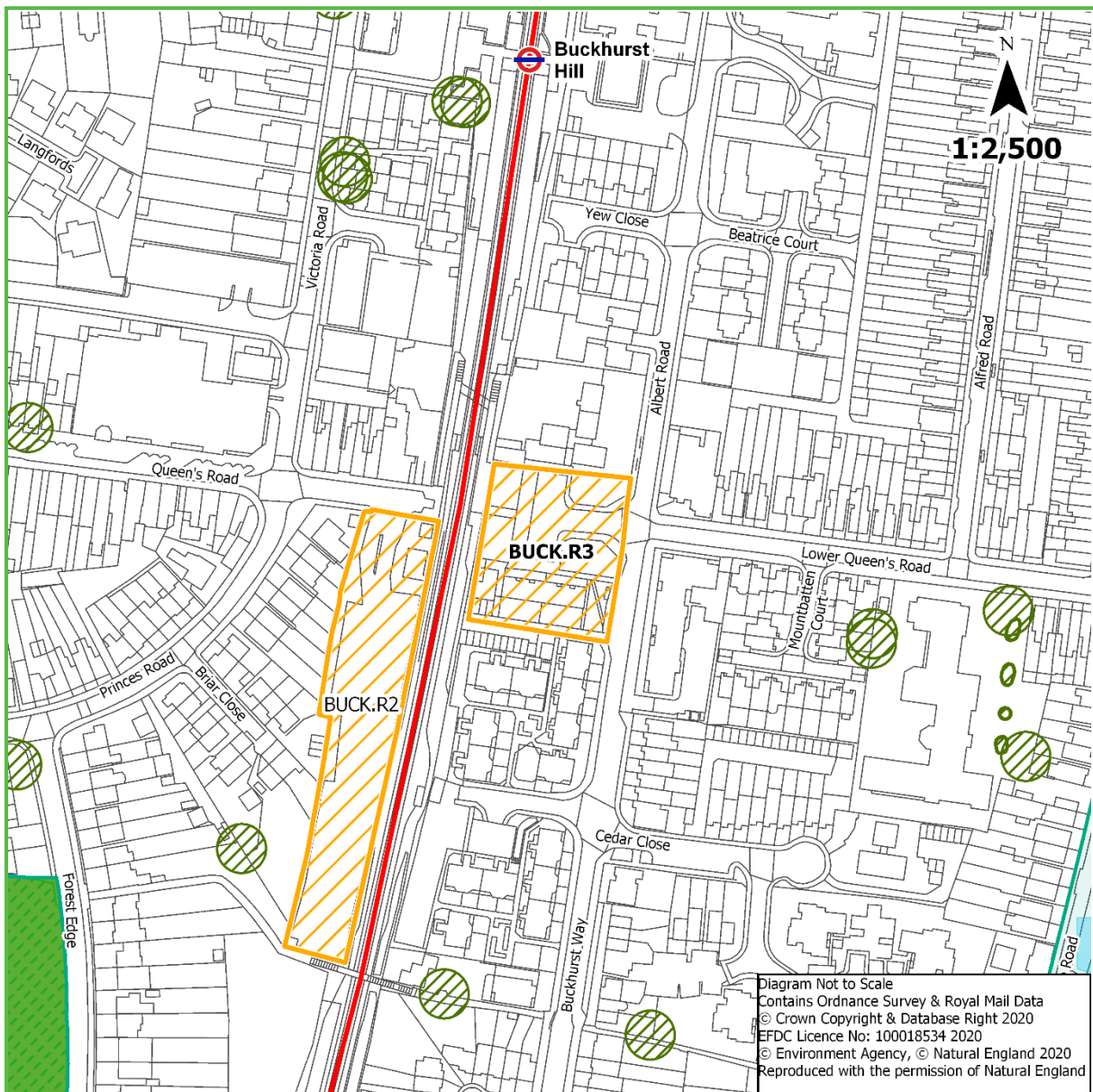
On-site Constraints

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

Infrastructure

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

BUCK.R3 Stores at Lower Queens Road



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

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

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

BUCK.R3 Stores at Lower Queens Road

Site Specific Policy Requirements

Design

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

Heritage

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

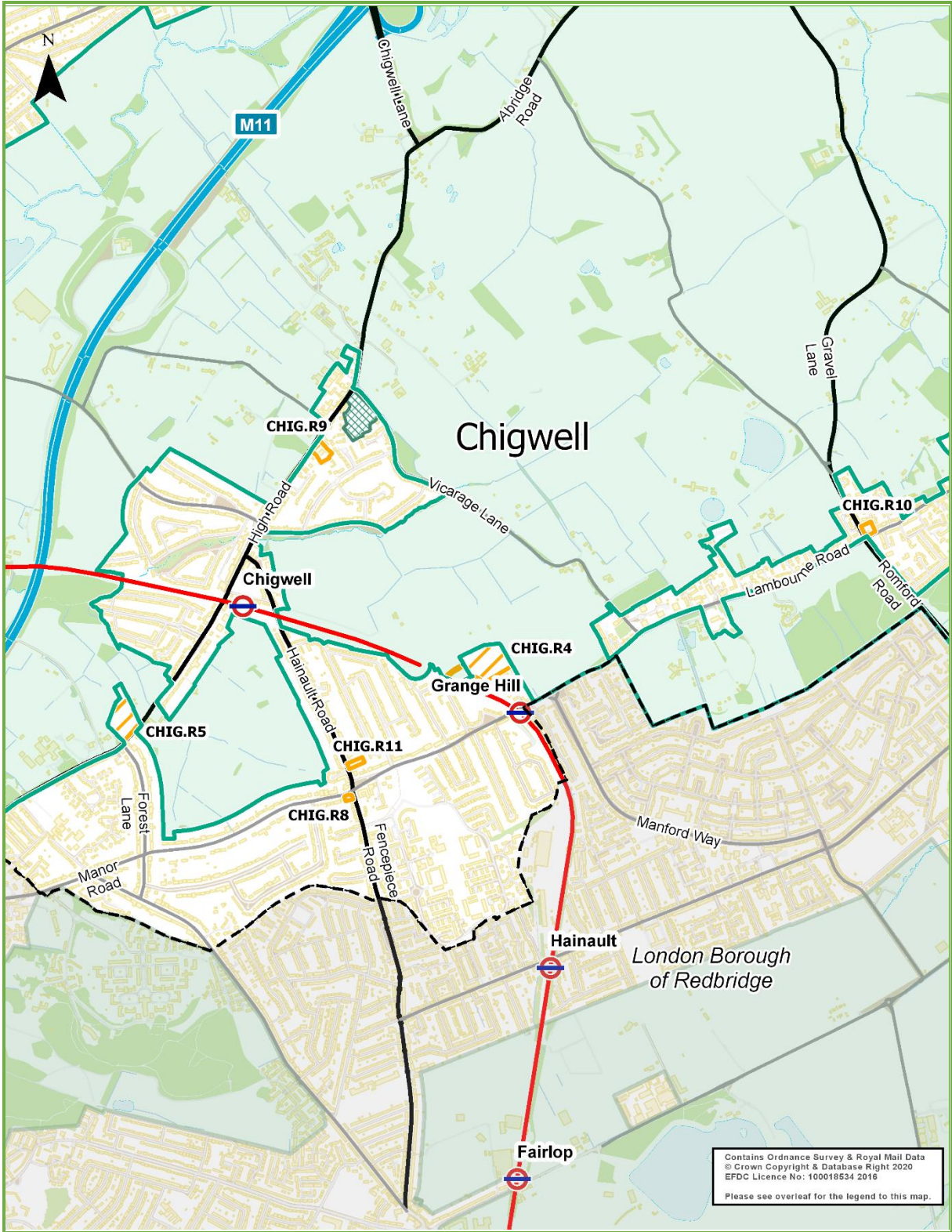
On-site Constraints

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
































Infrastructure

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

Chigwell



Legend

 Residential site allocation	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			

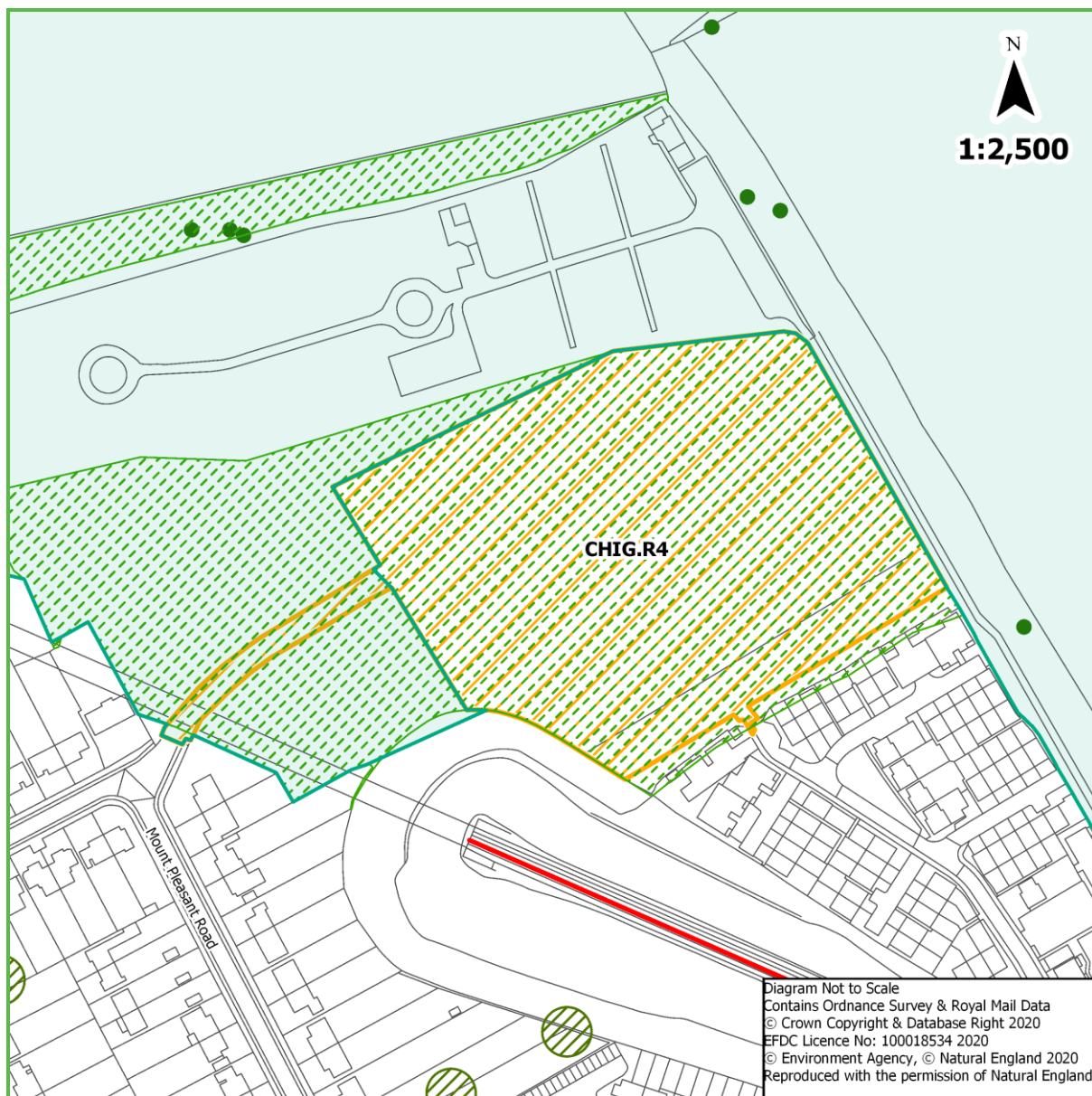
Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

Residential Site Allocations

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

CHIG.R4 Land between Froghall Lane and Railway Line



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

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

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

CHIG.R4 Land between Froghall Lane and Railway Line

Site Specific Policy Requirements

Ecology

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

Design

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

Landscape Character

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

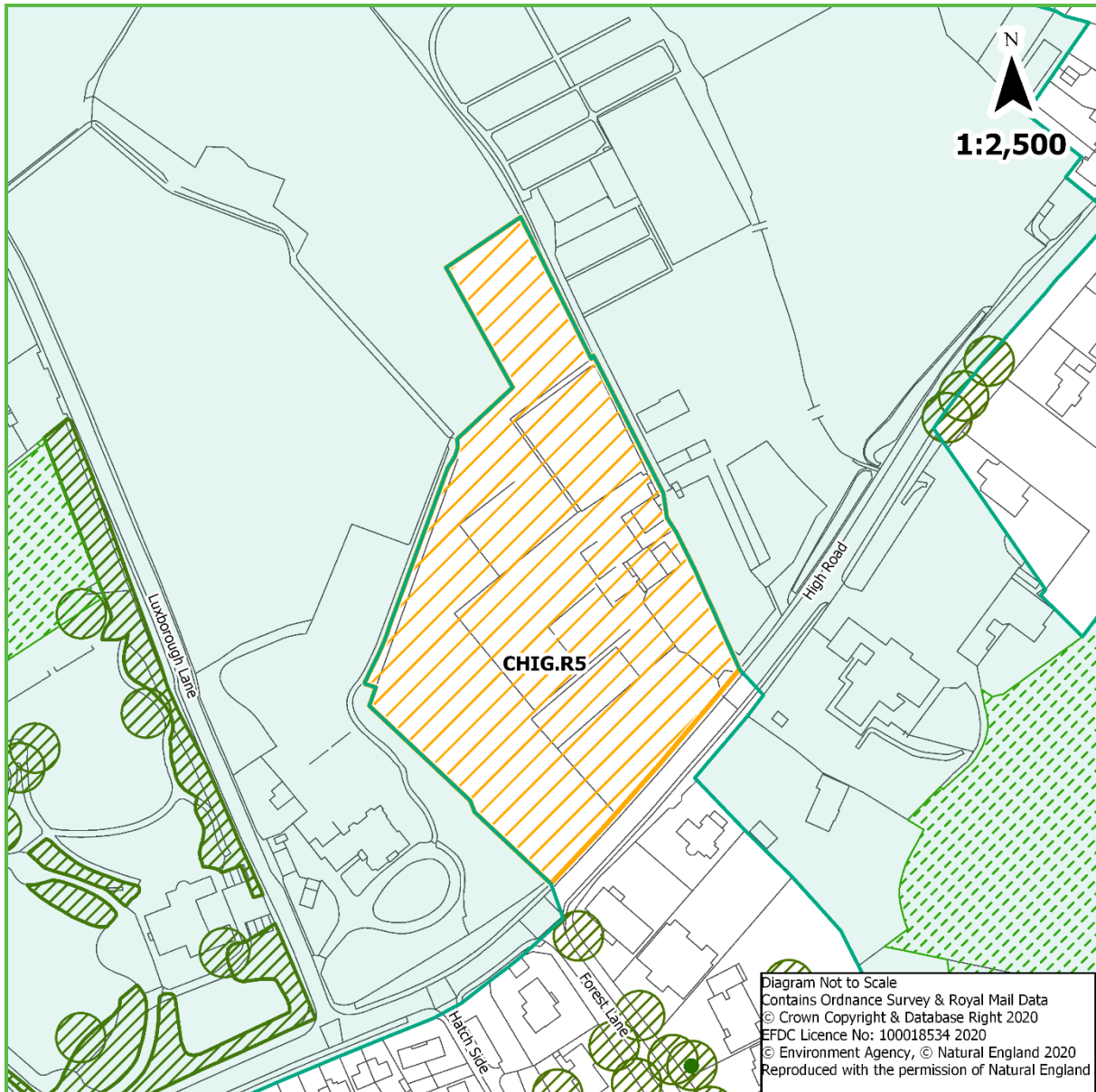
Infrastructure

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

Green Belt Boundary

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

CHIG.R5 Land at Chigwell Nurseries



Site Address: 245 High Road, Chigwell, 1G7 5BL

Settlement: Chigwell

Proposed Use: Residential

Size (Ha) 1.7

Indicative Development Area (Ha) 1.66

Indicative Net Density (DpH) 44

Approximate Net Capacity (Dwellings) 65

Site Description:

The site comprises part of an existing nursery and garden centre. It is bounded by High Road to the South, residential development to the West, the remainder of the nursery to the East and greenfield land/scrub to the North.

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

CHIG.R5 Land at Chigwell Nurseries

Site Specific Policy Requirements

Design

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

Heritage

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

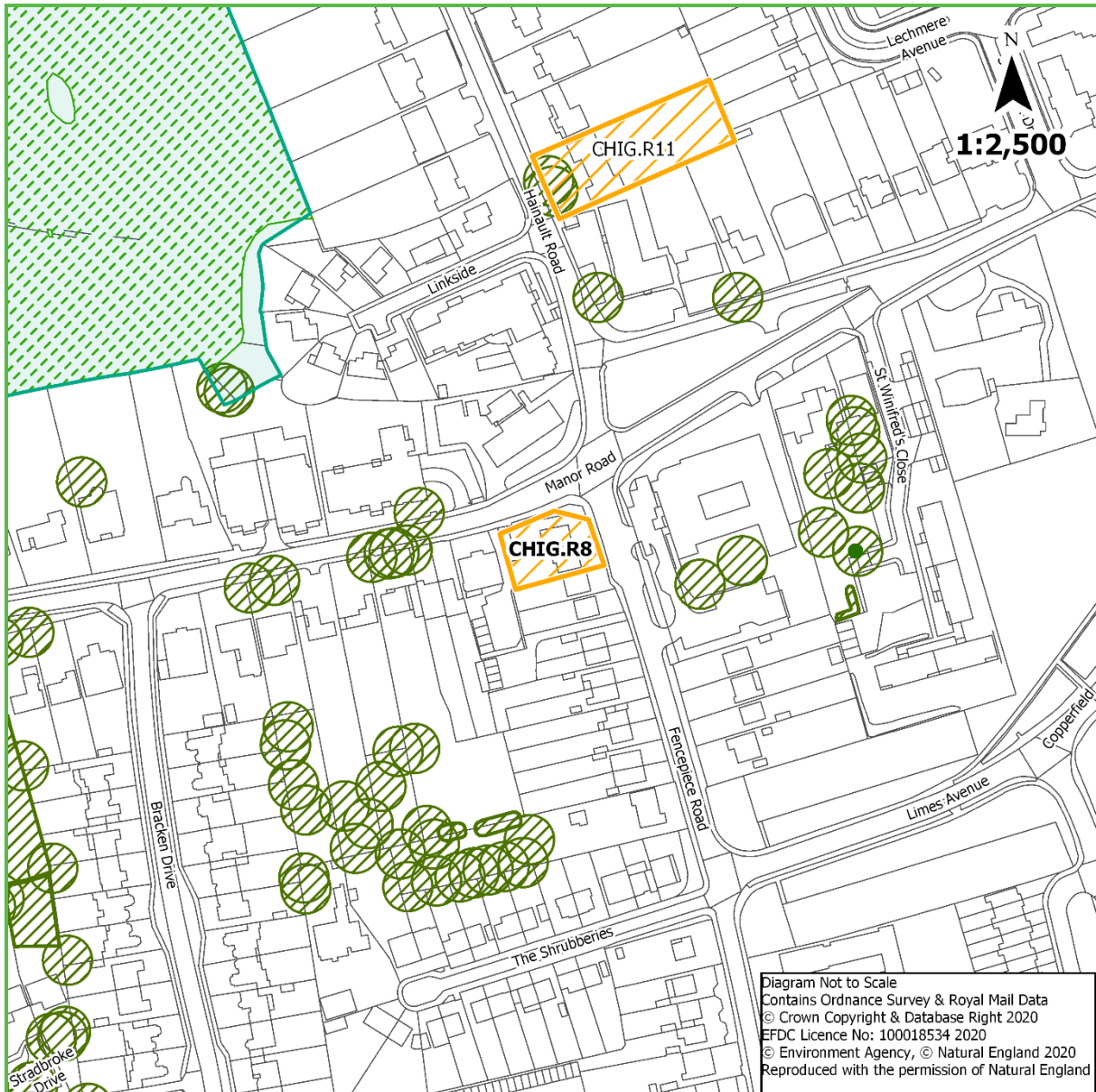
On-site Constraints

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

Green Belt Boundary

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

CHIG.R8 Land at Fencepiece Road



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

Settlement: Chigwell

Proposed Use: Residential

Size (Ha) 0.07

Site Description:

Indicative Development Area (Ha) 0.07

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

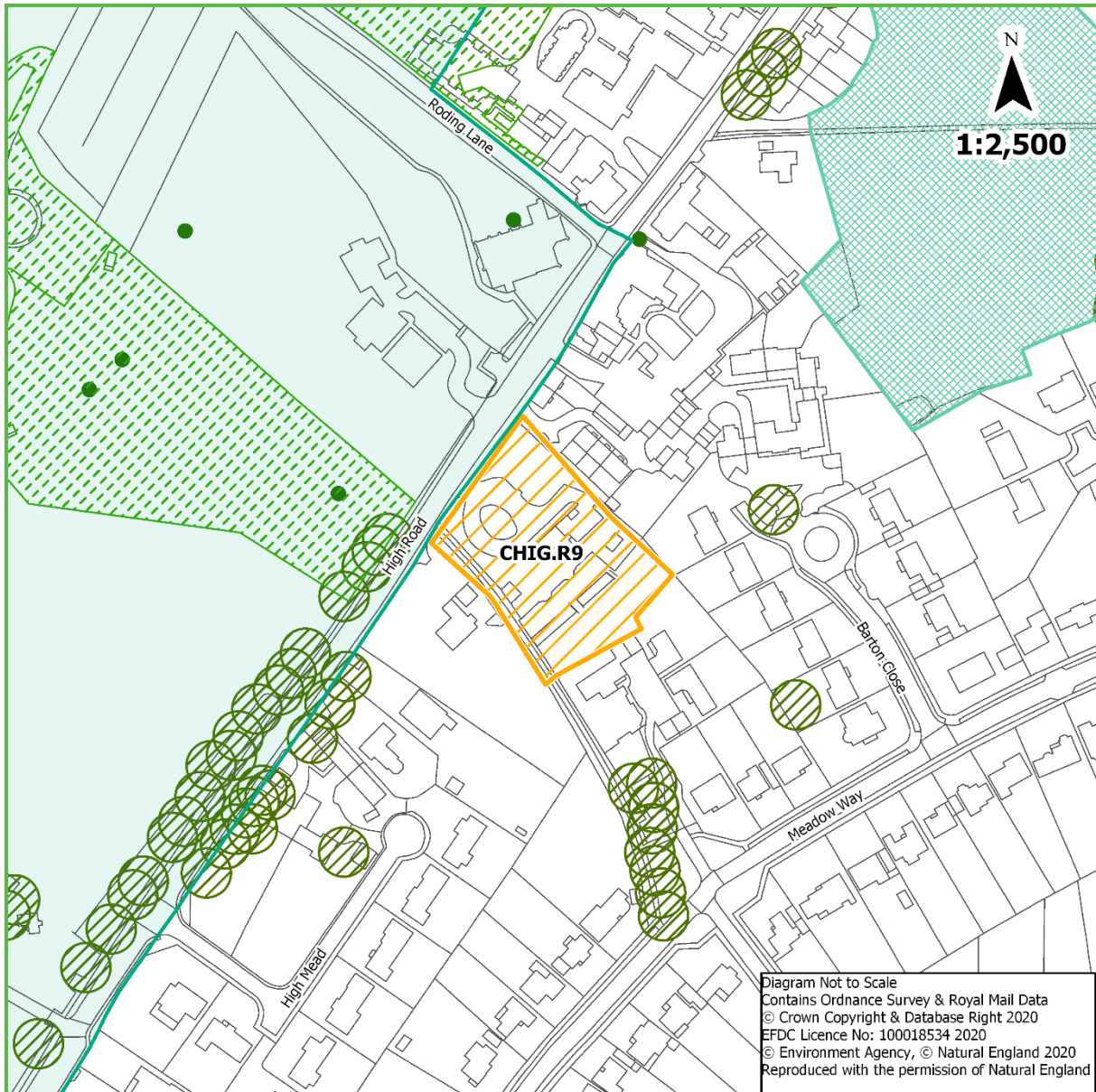
Indicative Net Density (DpH) 117

Approximate Net Capacity (Dwellings) 6

There are no site specific policy requirements for this site.

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

CHIG.R9 Land at Grange Court



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

Settlement: Chigwell

Proposed Use: Residential

Size (Ha) 0.42

Indicative Development Area (Ha) 0.08

Indicative Net Density (DpH) 117

Approximate Net Capacity (Dwellings) 8

Site Description:

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

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

CHIG.R9 Land at Grange Court

Site Specific Policy Requirements

Ecology

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

Heritage

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

On-site Constraints

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

CHIG.R10 The Maypole



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

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

CHIG.R10 The Maypole

Site Specific Policy Requirements

On-site Constraints

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

CHIG.R11 Land at Hainault Road



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

Settlement: Chigwell

Proposed Use: Residential

Size (Ha) 0.17

Indicative Development Area (Ha) 0.17

Indicative Net Density (DpH) 50

Approximate Net Capacity (Dwellings) 11

Site Description:

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

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

CHIG.R11 Land at Hainault Road

Site Specific Policy Requirements





































Trees

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

Theydon Bois



Legend

<ul style="list-style-type: none">  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

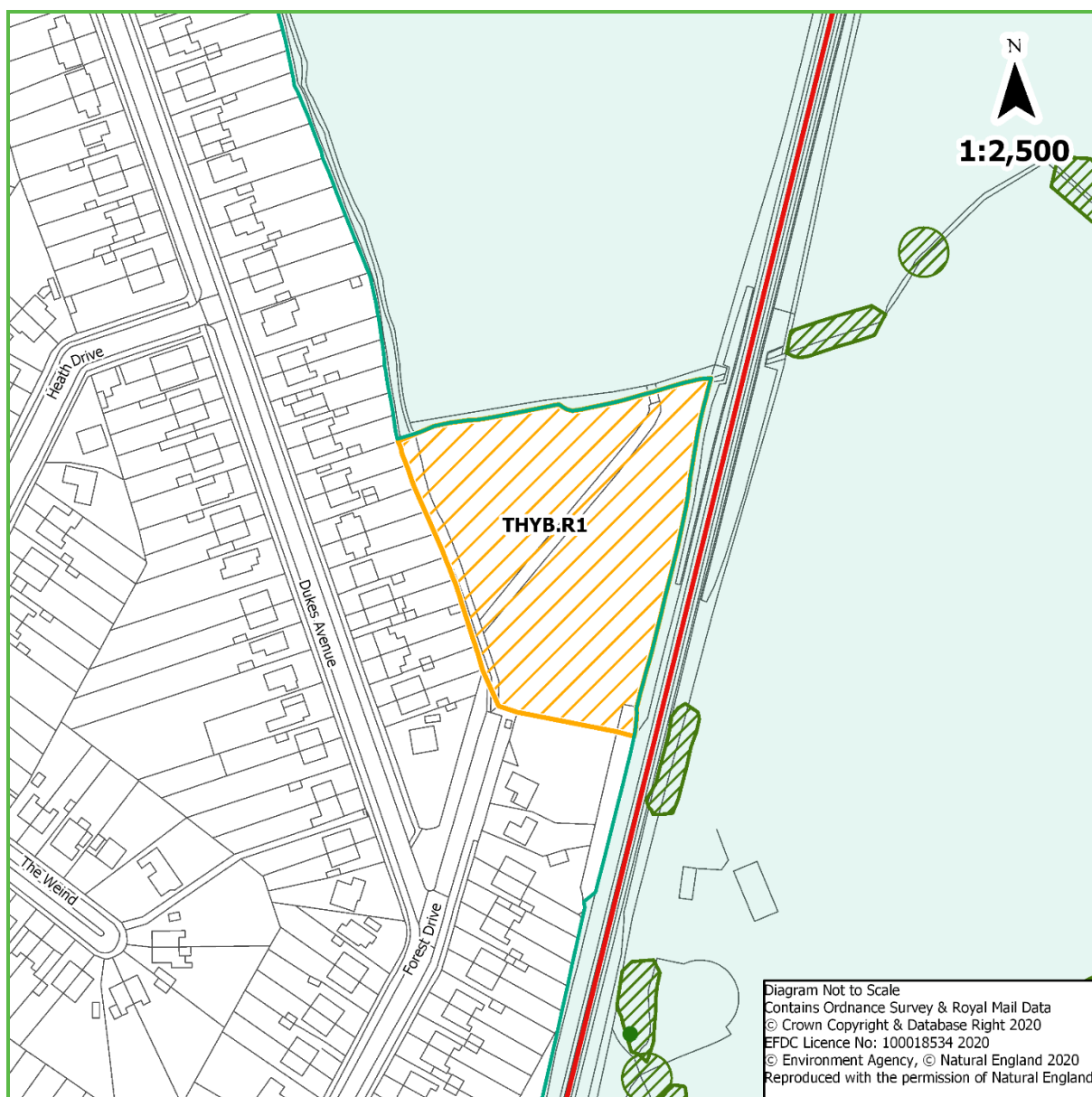
Residential Site Allocations

THYB.R1 Land at Forest Drive

THYB.R2 Theydon Bois London Underground Car Park

THYB.R3 Land at Coppice Row

THYB.R1 Land at Forest Drive



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

Settlement: Theydon Bois

Proposed Use: Residential

Size (Ha) 0.94

Indicative Development Area (Ha) 0.89

Indicative Net Density (DpH) 44

Approximate Net Capacity (Dwellings) 39

Site Description:

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

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

THYB.R1 Land at Forest Drive

Site Specific Policy Requirements

Flood Risk

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

Trees

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

Landscape Character

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

On-site Constraints

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

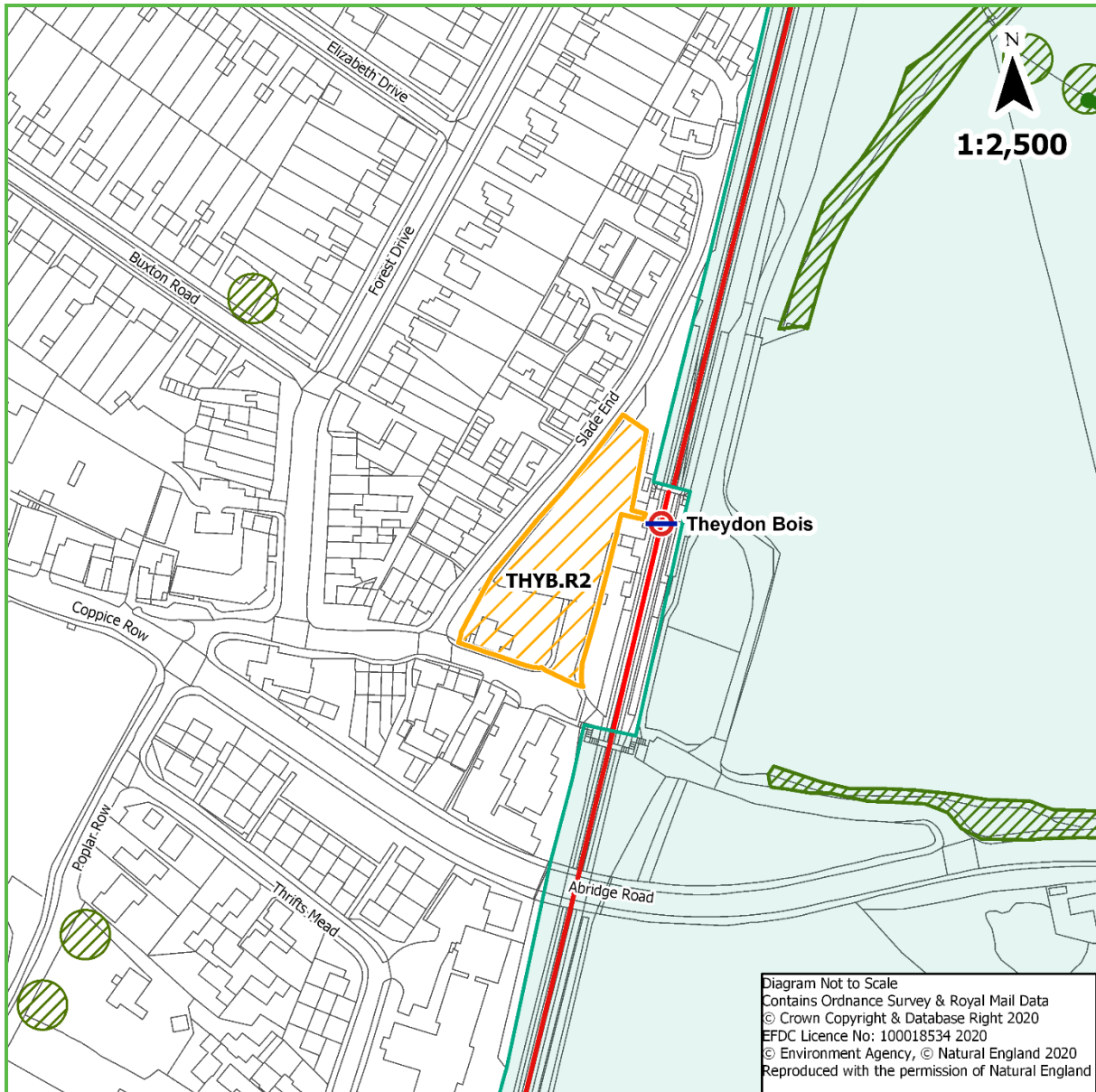
Infrastructure

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

Green Belt Boundary

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

THYB.R2 Theydon Bois London Underground Car Park



Site Address: Station Approach, Theydon Bois, CM16 7HR

Settlement: Theydon Bois

Proposed Use: Residential

Size (Ha) 0.30

Indicative Development Area (Ha) 0.30

Indicative Net Density (DpH) 40

Approximate Net Capacity (Dwellings) 12

Site Description:

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

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

THYB.R2 Theydon Bois London Underground Car Park

Site Specific Policy Requirements

Flood Risk

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

Design

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

Heritage

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

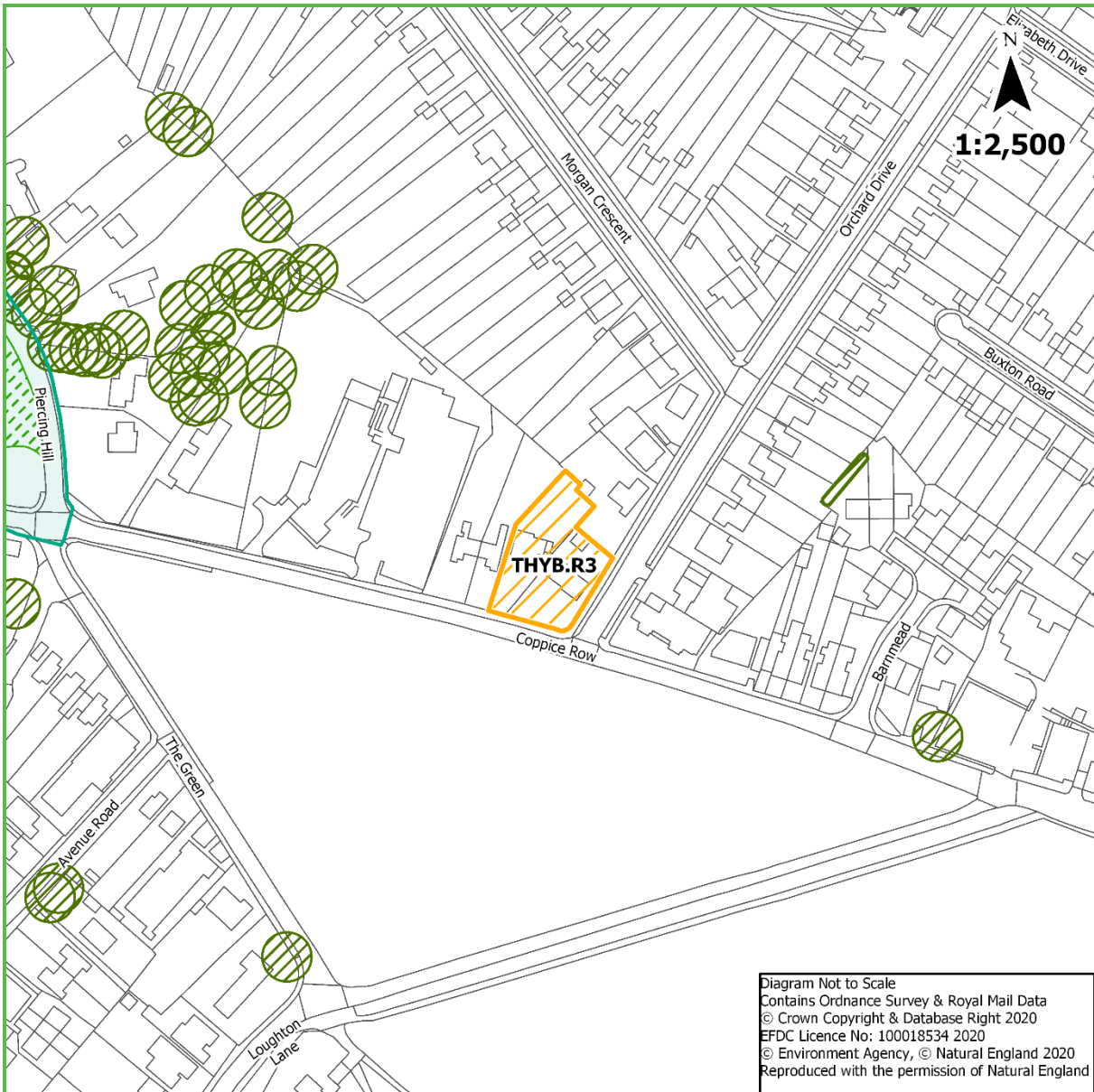
On-site Constraints

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

Infrastructure

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

THYB.R3 Land at Coppice Row



Site Address: Wain, Coppice Row, Theydon Bois, CM16 7ER		
Settlement: Theydon Bois		Proposed Use: Residential
Size (Ha)	0.15	Site Description: The site contains two residential dwellings, outbuildings and gardens. It is bounded by residential development to the West and North, Coppice Row (B172) to the South and Orchard Drive to the East.
Indicative Development Area (Ha)	0.15	
Indicative Net Density (DpH)	59	
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.

THYB.R3 Land at Coppice Row

Site Specific Policy Requirements

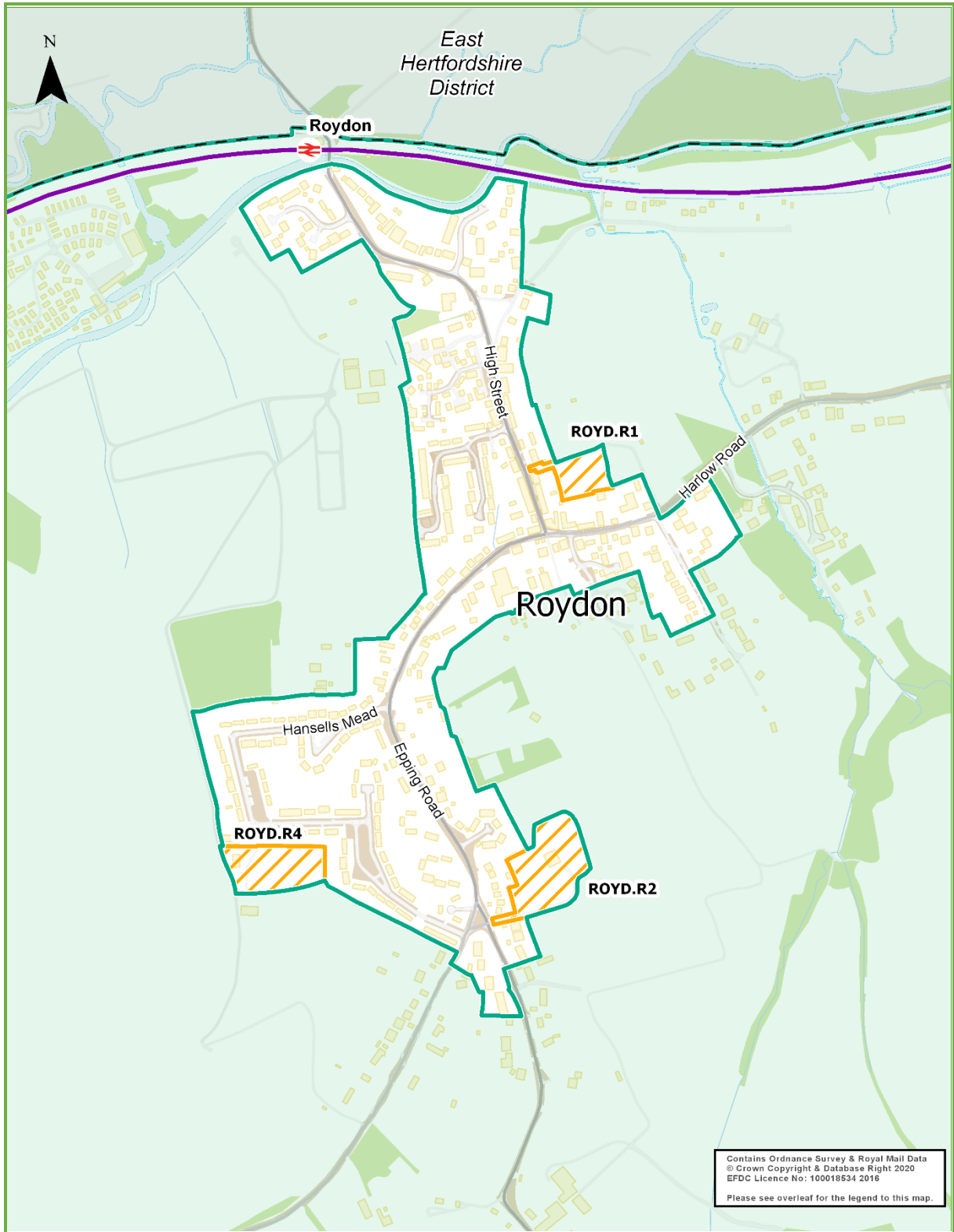
Design

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

Heritage

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

Roydon



Legend

<ul style="list-style-type: none"> 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

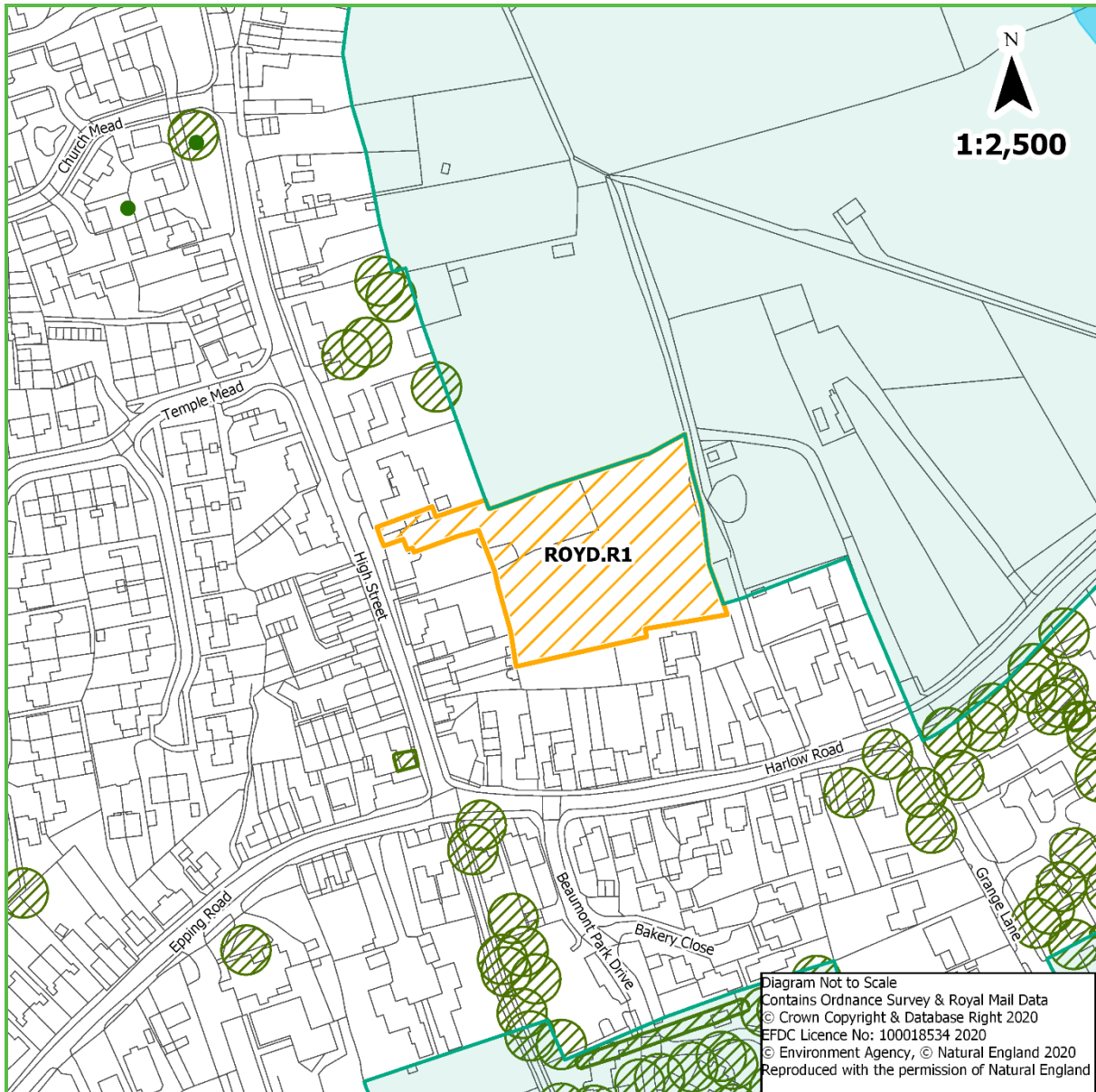
Residential Site Allocations

ROYD.R1 The Old Coal Yard

ROYD.R2 Land at Kingsmead School

ROYD.R4 Land at Parklands Nursey

ROYD.R1 The Old Coal Yard



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

Settlement: Roydon

Proposed Use: Residential

Size (Ha) 0.53

Indicative Development Area (Ha) 0.53

Indicative Net Density (DpH) 15

Approximate Net Capacity (Dwellings) 7

Site Description:

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

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

ROYD.R1 The Old Coal Yard

Site Specific Policy Requirements

Source Protection Zone

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

Landscape Character

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

Heritage

- C. Development of the site may impact upon the settings of nearby Grade II Listed Buildings on High Street and Harlow Road, including Old Post Office, The Forge, The Old Forge, House adjoining The Niche to the West, The Niche, Dowsetts House and Mead View. Development proposals that may affect the settings of these heritage assets should preserve or wherever possible, enhance the assets' significance, having regard to their special architectural or historic interest, character, appearance and the contribution made by their settings.
- D. The site is located within the Roydon Village Conservation Area. Development proposals should preserve or enhance the character, appearance, and setting, including views in and out, of the Conservation Area. In doing so, consideration should be given to layout, development form, density, height, scale, massing and materials, in order to mitigate any impact on the Conservation Area. An assessment of the significance of the existing buildings, their contribution and the key characteristics of the Conservation Area should be undertaken to inform development of the site. Buildings that contribute to the character of the Conservation Area should be retained and reused.

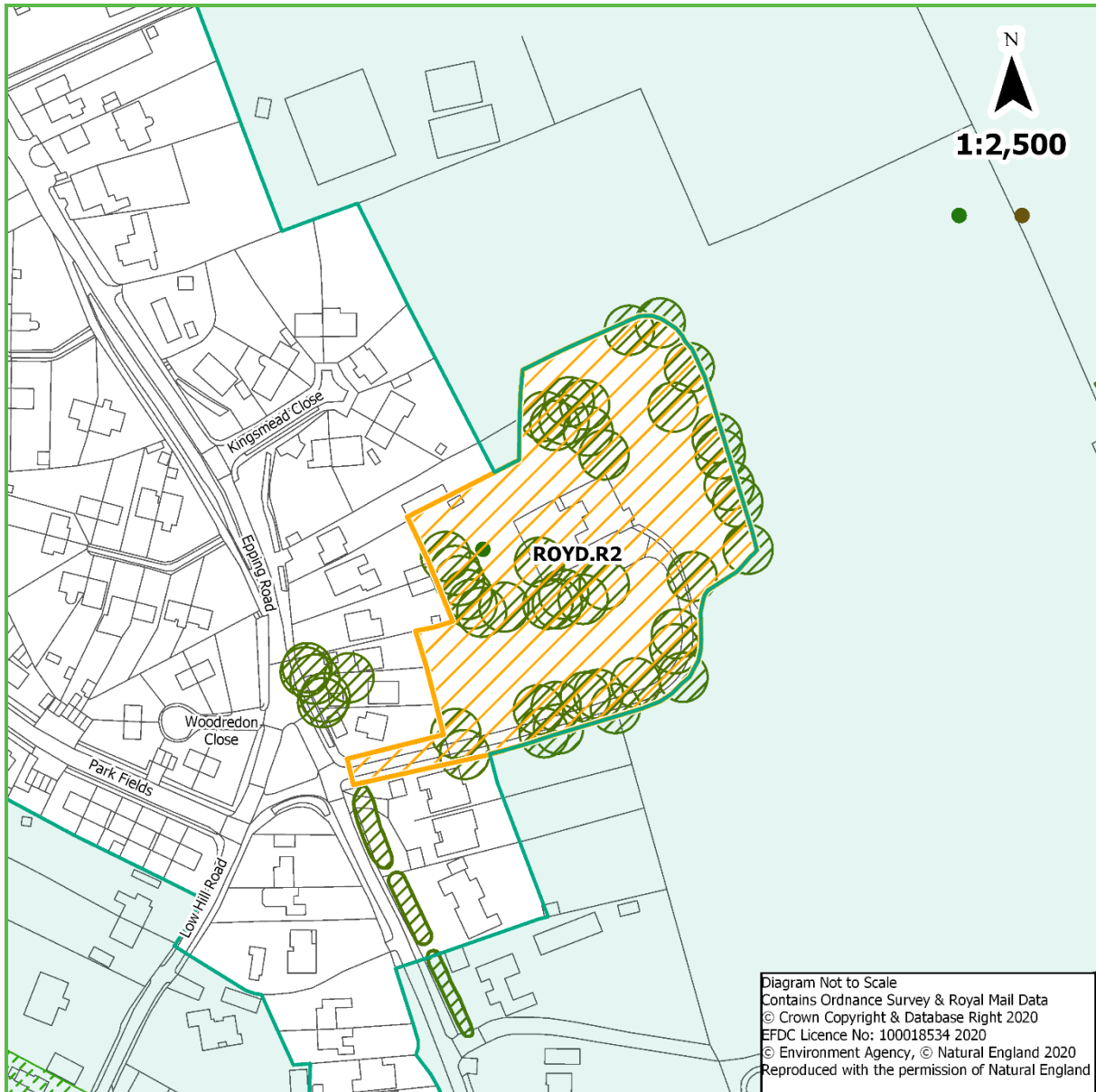
On-site Constraints

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

Green Belt Boundary

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

ROYD.R2 Land at Kingsmead School



Site Address: Epping Road, Roydon, CM19 5HU

Settlement: Roydon

Proposed Use: Residential

Size (Ha) 1.36

Indicative Development Area (Ha) 1.36

Indicative Net Density (DpH) 16

Approximate Net Capacity (Dwellings) 21

Site Description:

The site is a former private school with grounds. It is bounded by agricultural land to the East, North and South and residential development to the West.

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

ROYD.R2 Land at Kingsmead School

Site Specific Policy Requirements

Source Protection Zone

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

Trees

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

Landscape Character

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

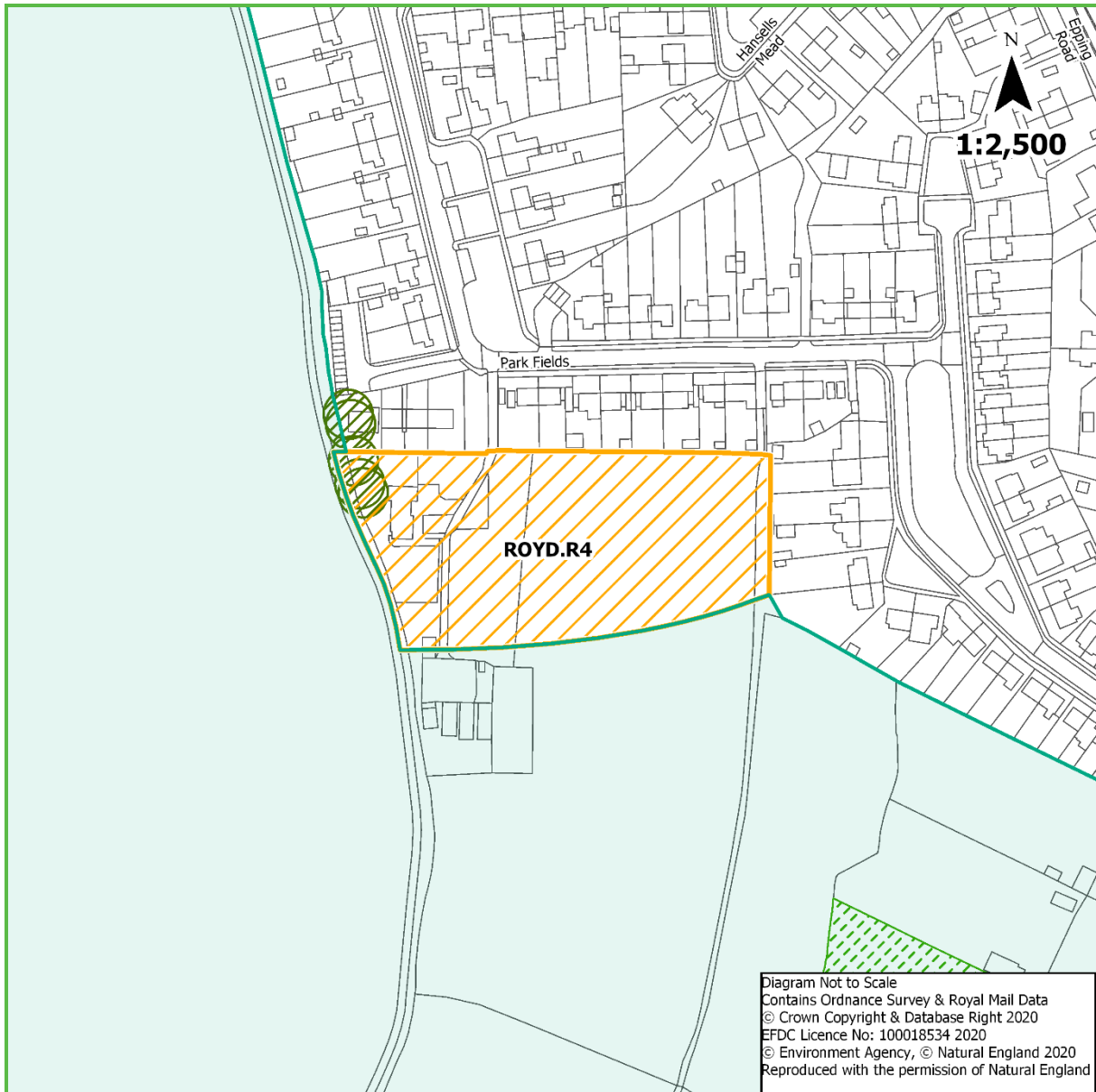
On-Site Constraints

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

Green Belt Boundary

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

ROYD.R4 Land at Parklands Nursery



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

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

ROYD.R4 Land at Parklands Nursery

Site Specific Policy Requirements

Ecology and Trees

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

Settlement Character

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

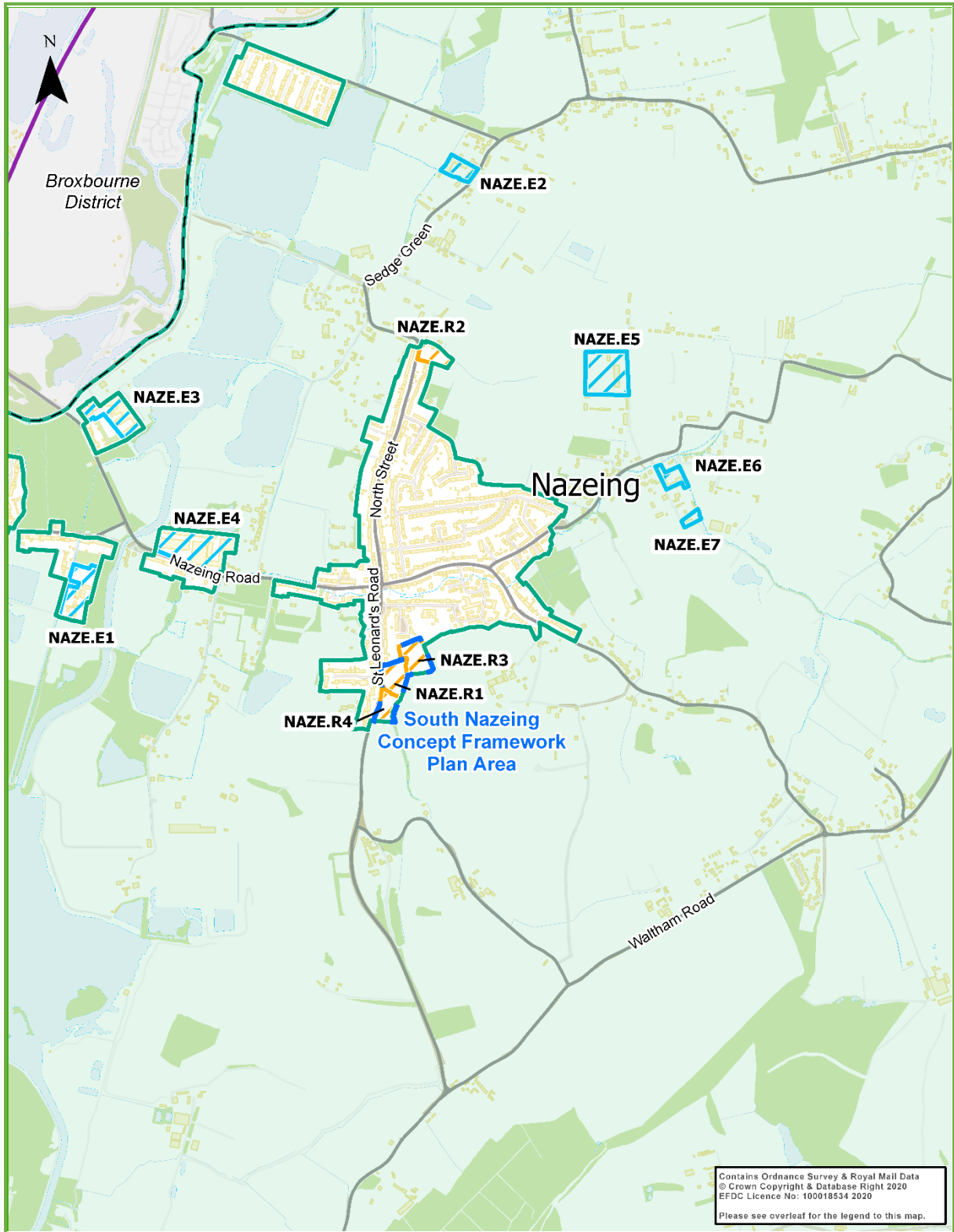
On-site Constraints

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

Green Belt Boundary





































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

Nazeing



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

Legend

<ul style="list-style-type: none">  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

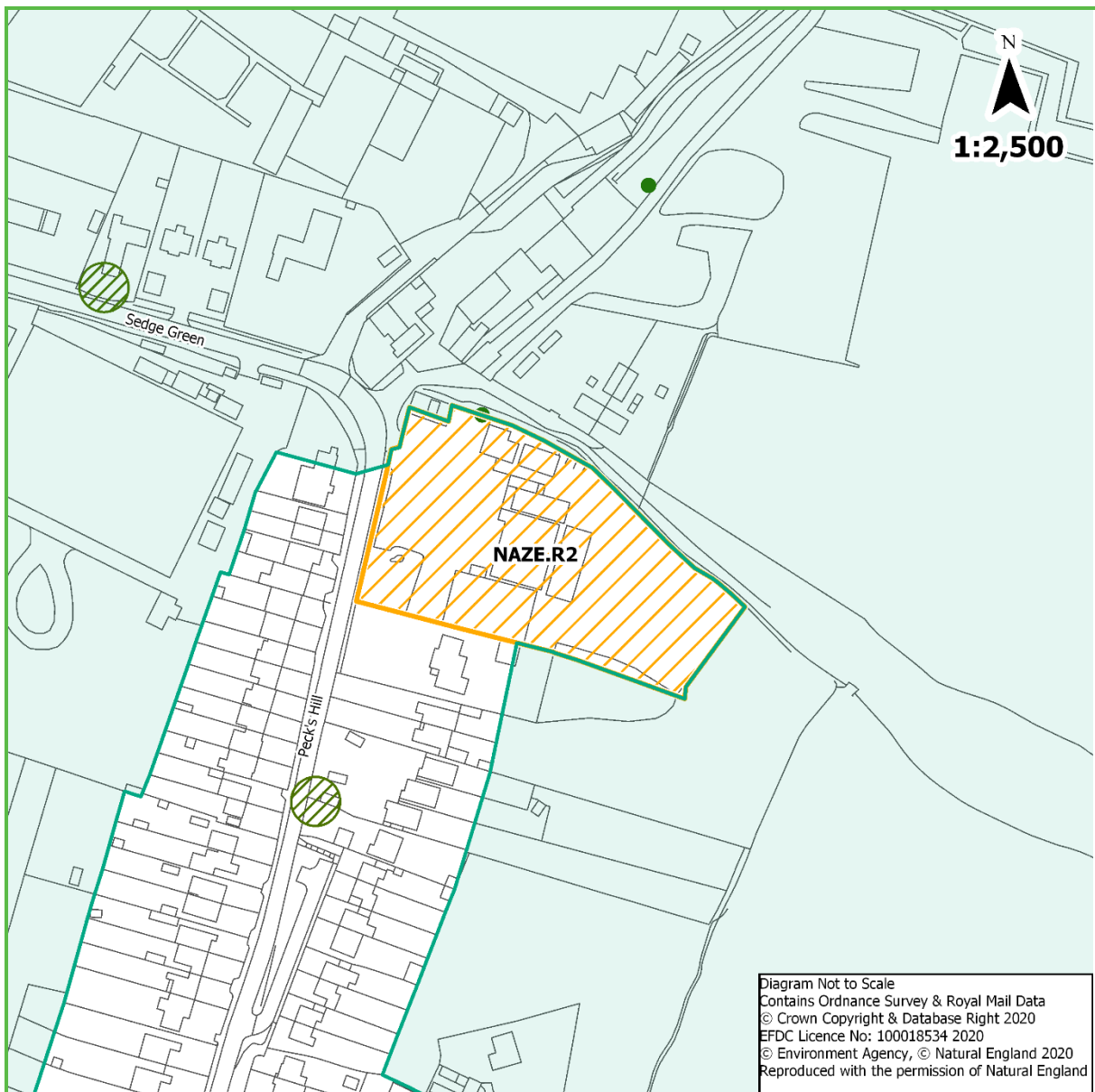
DpH	Dwellings per Hectare
Ha	Hectare

Residential Site Allocations

NAZE.R2 The Fencing Centre

South Nazeing Concept Framework Plan

NAZE.R2 The Fencing Centre



Site Address: The Fencing Centre, Pecks Hill, Nazeing, EN9 2NY

Settlement: Nazeing

Proposed Use: Residential

Size (Ha) 0.86

Indicative Development Area (Ha) 0.86

Indicative Net Density (DpH) 35

Approximate Net Capacity (Dwellings) 25

Site Description:

The site contains warehouses and hardstanding. It is bounded by Pecks Hill to the West, residential development to the South and greenfield land to the North and East.

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

NAZE.R2 The Fencing Centre

Site Specific Policy Requirements

Trees

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

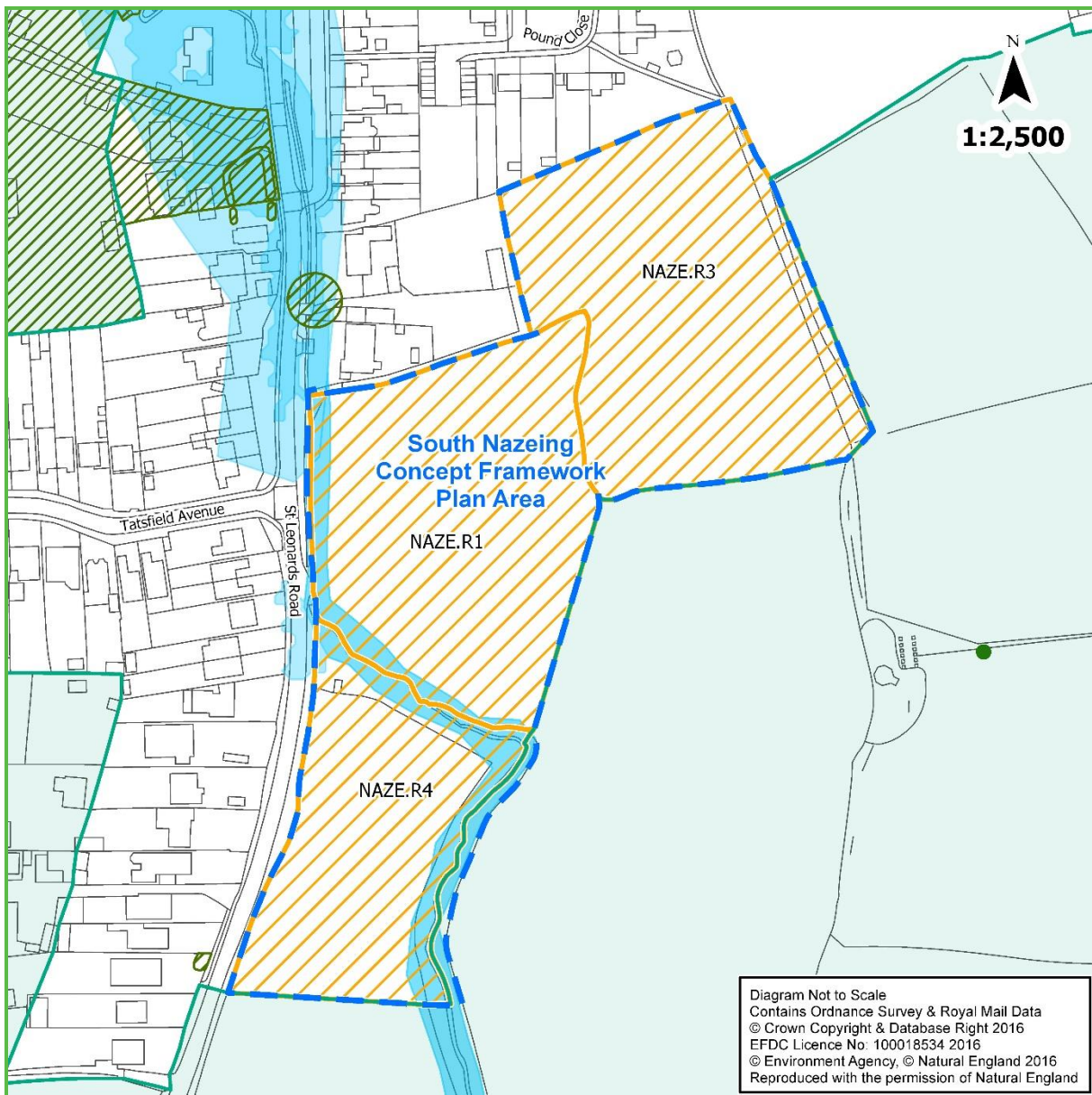
On-site Constraints

- B. The site has potential site access constraints. Development proposals should assess whether the current access to the Fencing Centre from Sedge Green Road would provide a safe access point which has sufficient capacity to serve the proposed development. Should upgrades be required, development proposals should demonstrate how these will be delivered. This includes ensuring that appropriate visibility splays can be accommodated within the existing access point.
- C. The site includes an existing Public Right of Way along the Northern boundary of the site and connects Pecks Hill to Hoe Lane. This connection should be retained as part of the development and be integrated within the development layout. Where possible, development proposals should seek to improve connectivity with the wider network, and where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

Green Belt Boundary

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

South Nazeing Concept Framework Plan



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

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

South Nazeing Concept Framework Plan

Site Specific Policy Requirements

Flood Risk

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

Ecology

- B. Development of the Area may affect a Protected Species (Great Crested Newts) population. Development proposals should demonstrate that they have assessed the impacts of the proposal on the Great Crested Newts, informed by a full survey and site assessment. Development proposals should demonstrate that they have sought to avoid any adverse impact on the Great Crested Newts or their habitat. Where adverse impacts of development proposals on Great Crested Newts are unavoidable, they should be addressed in accordance with the requirements of Policy DM1.

Design

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

Heritage

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

On-site Constraints

- F. The number of vehicular access points onto St Leonards Road should be minimised. A co-ordinated approach to vehicular access onto St Leonards Road should be adopted across the Concept Framework Plan Area. The Concept Framework Plan should also demonstrate how vehicular, cyclist and pedestrian connectivity and safety will be maximised across and between the three site allocations. This includes exploring opportunities for safe and convenient cycling and pedestrian routes to access Nazeing Primary School from the South.
- G. The Concept Framework Plan Area includes existing Public Rights of Way, which cross NAZE.R1 East to West and NAZE.R3 North to South. They connect St Leonards Road with Perry Hill, Old House Lane and Laundry Lane. These connections should be retained as part of the development and should be integrated within the development layout. Where possible, development proposals should seek to improve connectivity with the wider network, and where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

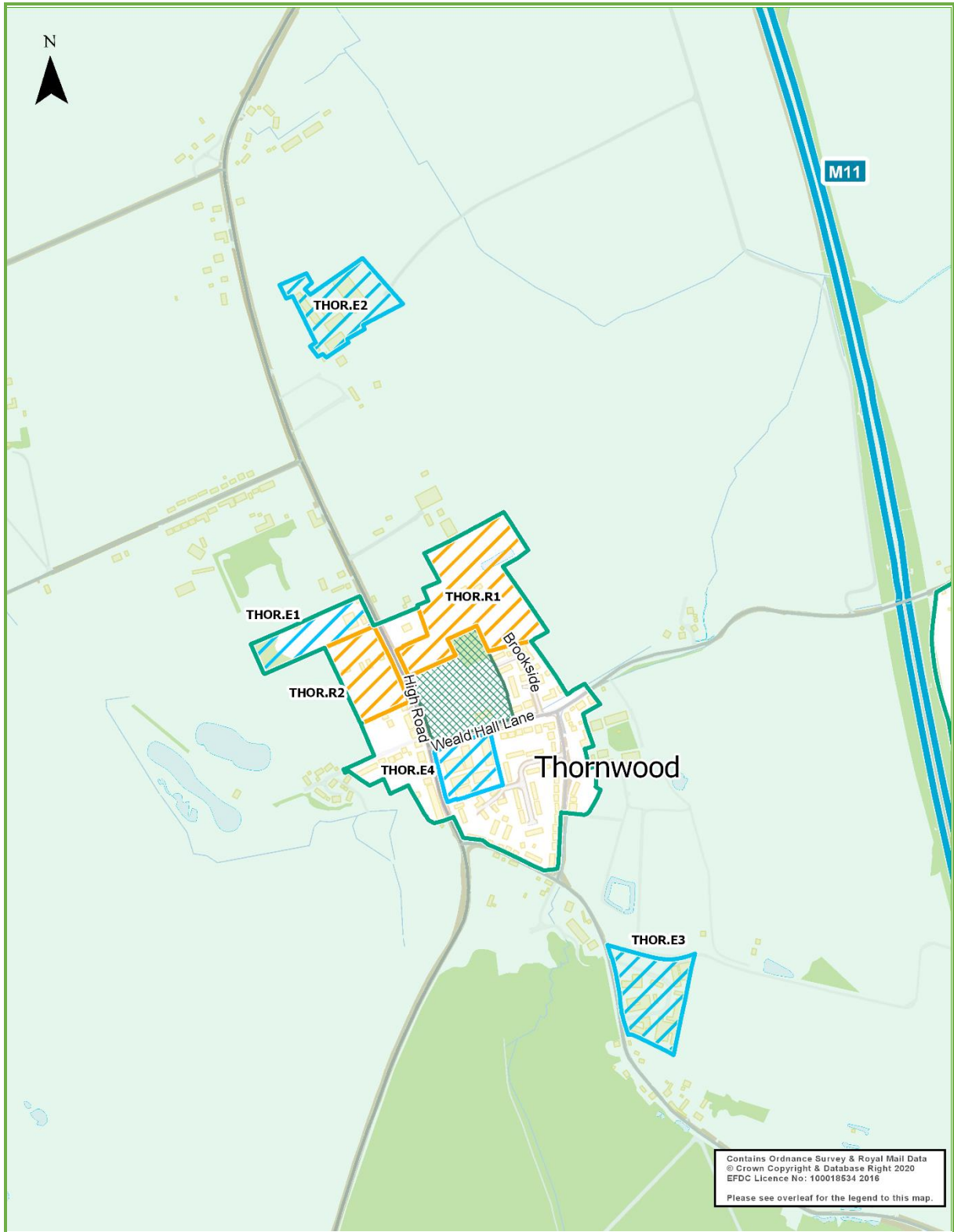
Green Belt Boundary

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

South Nazeing Concept Framework Plan





































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

Thornwood



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

Legend

<ul style="list-style-type: none">  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

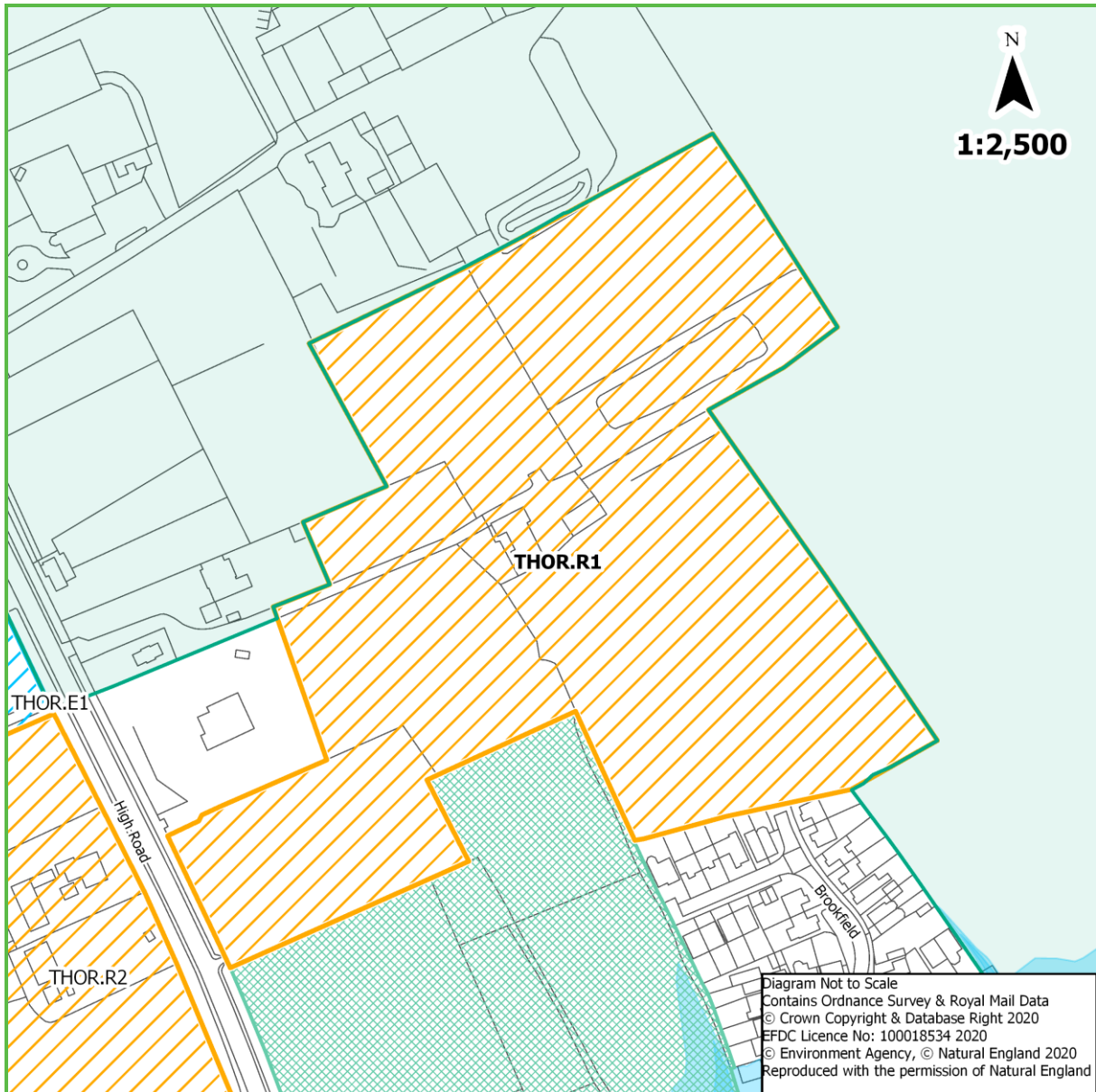
DpH	Dwellings per Hectare
Ha	Hectare

Residential Site Allocations

THOR.R1 Land at Tudor House

THOR.R2 Land West of High Road

THOR.R1 Land at Tudor House



Site Address: High Road, Thornwood, CM16 6LU

Settlement: Thornwood

Proposed Use: Residential

Size (Ha) 4.01

Indicative Development Area (Ha) 4.01

Indicative Net Density (DpH) 35

Approximate Net Capacity (Dwellings) 124

Site Description:

The site contains a single dwelling set in extensive grounds. It is bounded by a garden centre to the North, residential development to the West and South and agricultural land to the East.

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

THOR.R1 Land at Tudor House

Site Specific Policy Requirements

Design

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

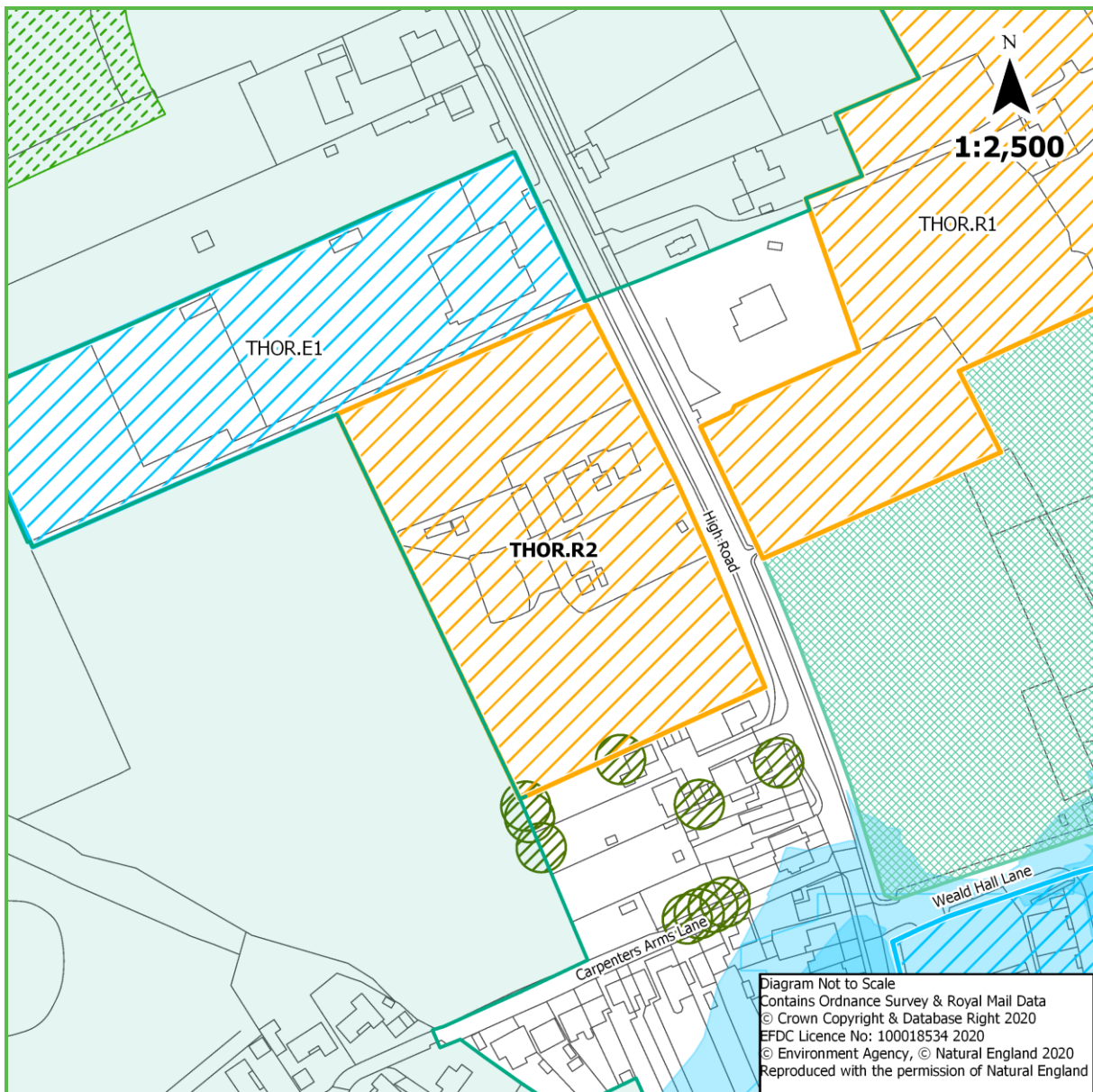
On-site Constraints

- C. The site has potential access constraints. Development proposals should consider the need to widen and upgrade the existing access from High Street in order to ensure a safe access point which has sufficient capacity for the development it serves. Consideration should be given to the most appropriate access, including connectivity via Brookfields.

Green Belt Boundary

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

THOR.R2 Land West of High Road



Site Address: High Road, Thornwood, CM16 6LU

Settlement: Thornwood

Proposed Use: Residential

Size (Ha)

1.59

Site Description:

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

Indicative Development Area (Ha)

1.59

Indicative Net Density (DpH)

35

Approximate Net Capacity (Dwellings)

48

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

THOR.R2 Land West of High Road

Site Specific Policy Requirements

Trees

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





































Green Belt Boundary

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

Coopersale



Legend

<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

COOP.R1 Land at Parklands

COOP.R1 Land at Parklands

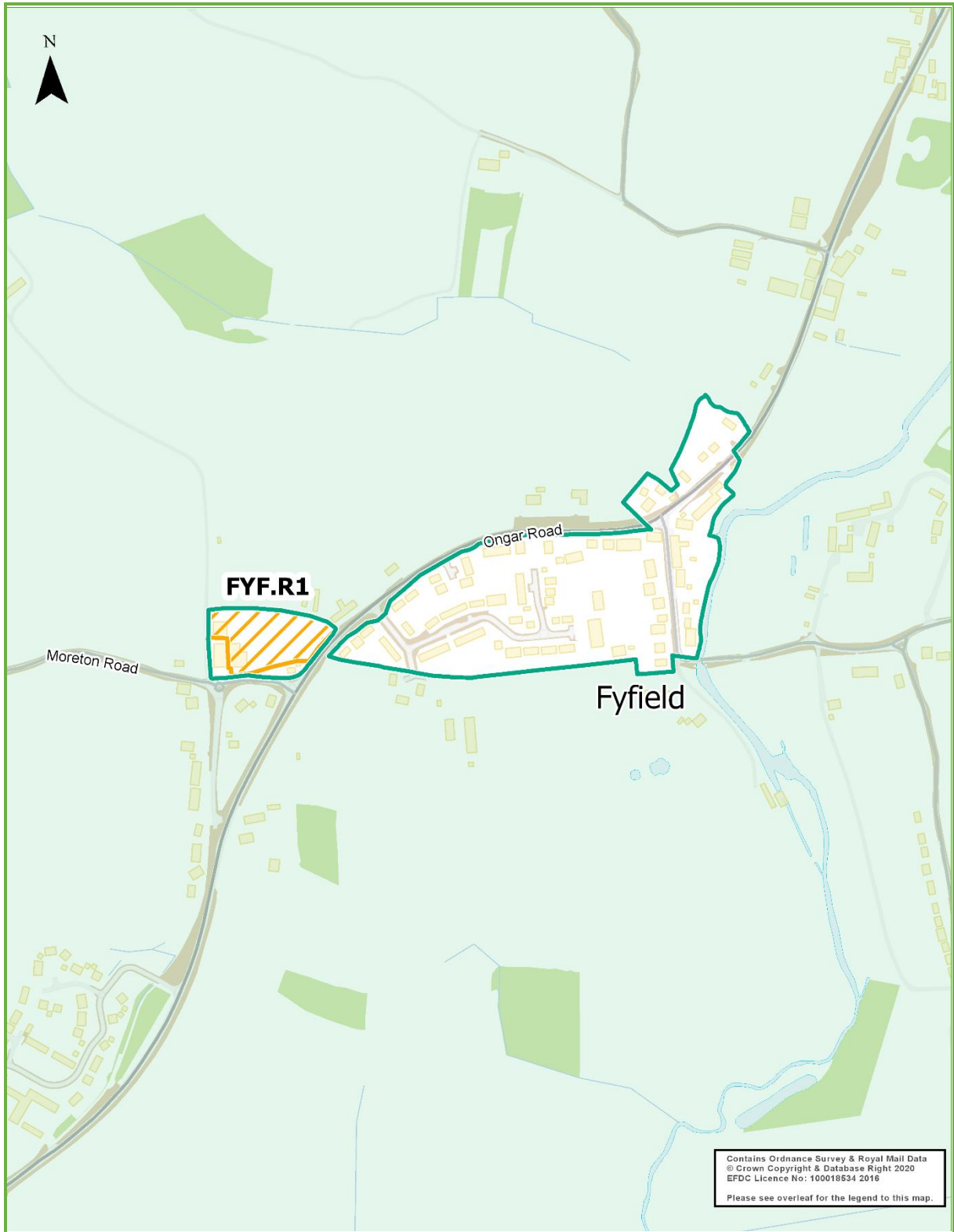


Site Address: 28-91 Parklands, Coopersale, CM16 7RE





































Settlement: Coopersale		Proposed Use: Residential
Size (Ha)	0.16	Site Description: The site contains retail uses on the ground floor with residential uses on upper floors and associated hardstanding. It is bounded by Parklands to the North, by Coopersale Common to the East and by residential development to the South East. There are no site specific policy requirements for this site.
Indicative Development Area (Ha)	0.16	
Indicative Net Density (DpH)	83	
Approximate Net Capacity (Dwellings)	6	

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

Fyfield



Legend

<ul style="list-style-type: none">  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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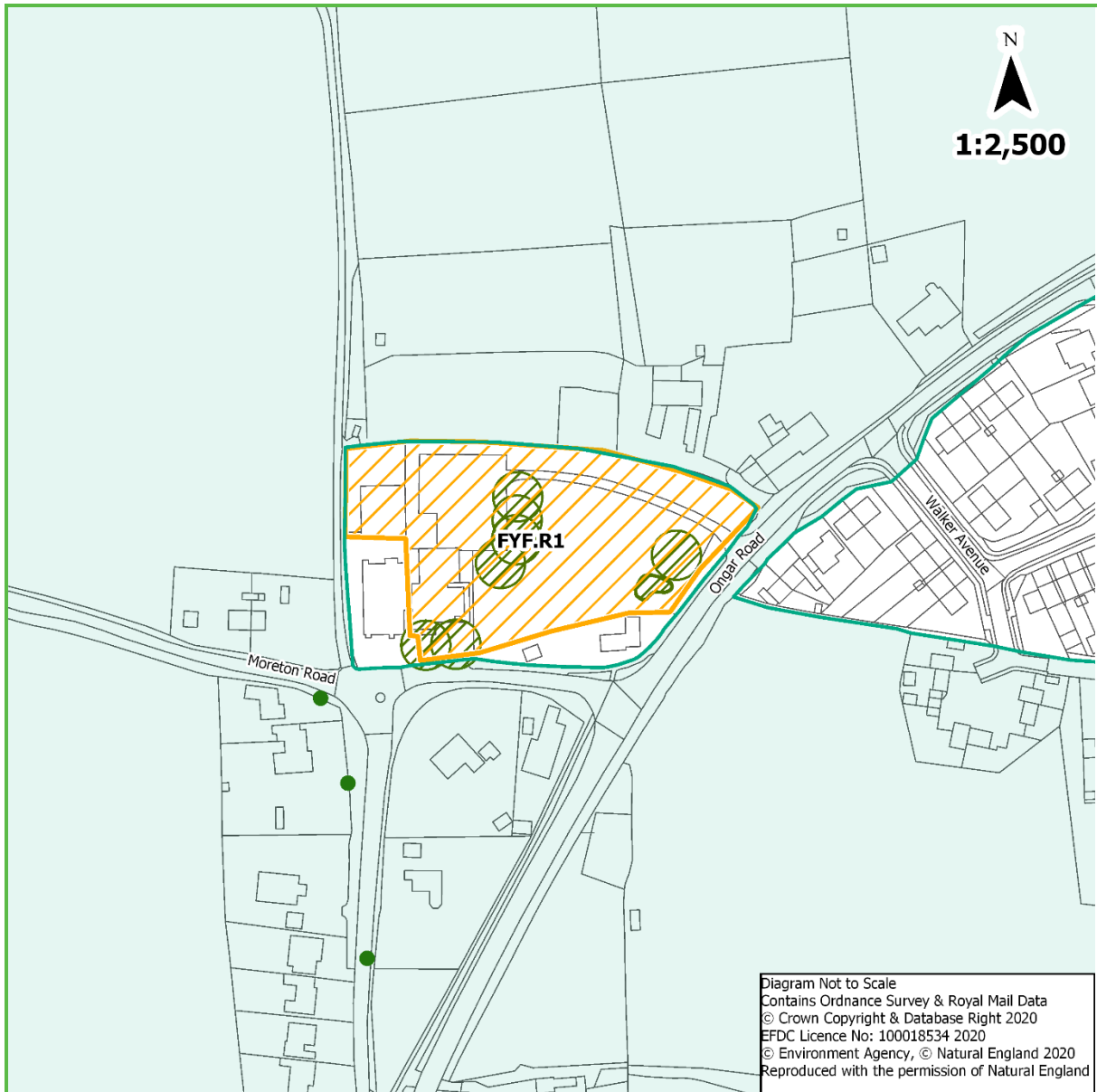
Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

Residential Site Allocations

FYF.R1 Land at Gypsy Mead

FYF.R1 Land at Gypsy Mead



Site Address: Ongar Road, Fyfield, CM5 0RB

Settlement: Fyfield

Proposed Use: Residential

Size (Ha) 0.81

Site Description:

Indicative Development Area (Ha) 0.81

The site contains retail and industrial uses and associated car park. It is bounded by Ongar Road (B184), Moreton Road and residential buildings to the South and East, agricultural land to the West and residential development to the North.

Indicative Net Density (DpH) 17

Approximate Net Capacity (Dwellings) 14

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

FYF.R1 Land at Gypsy Mead

Site Specific Policy Requirements

Trees

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

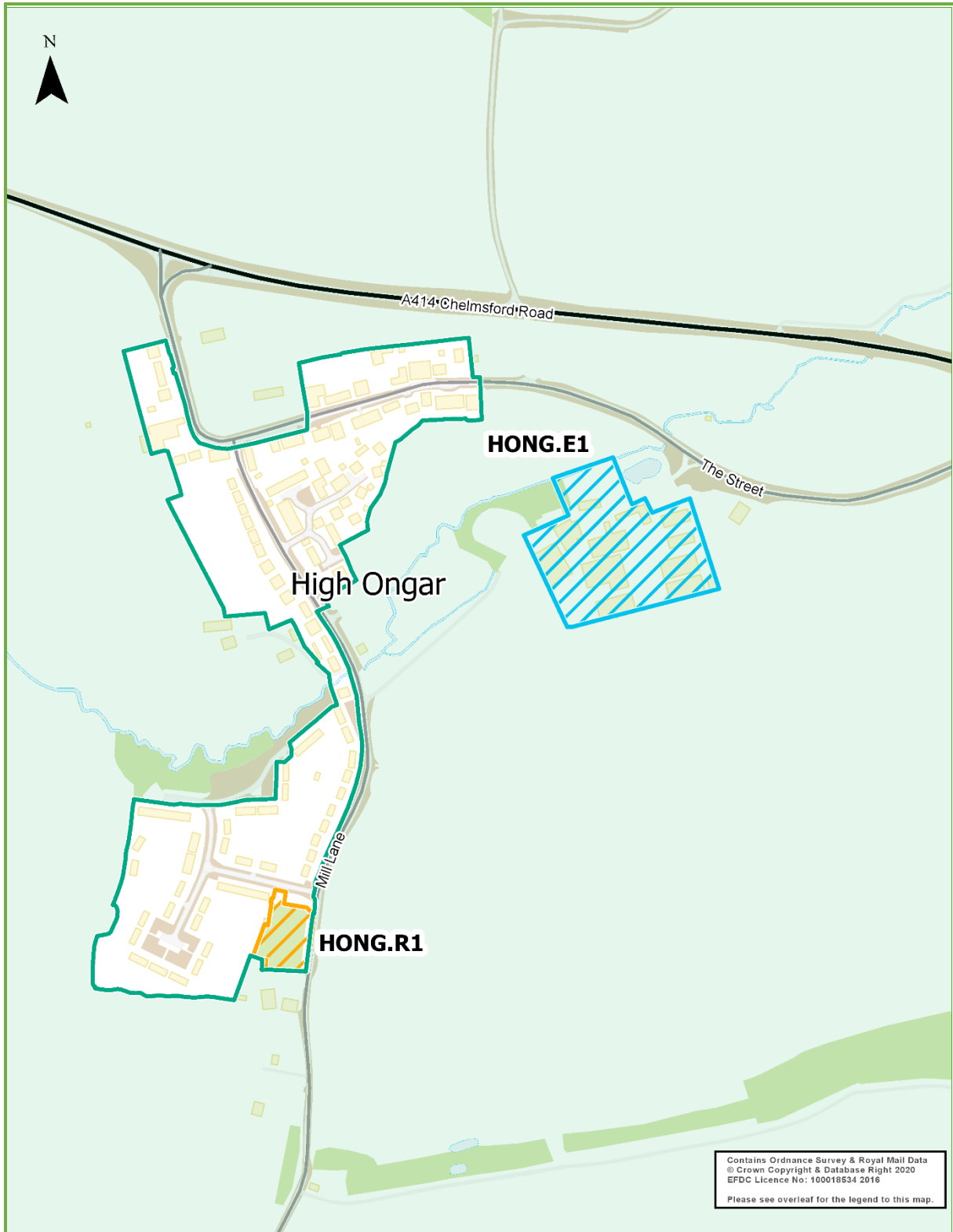
Landscape Character

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

Heritage





































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

High Ongar



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

Legend

<ul style="list-style-type: none">  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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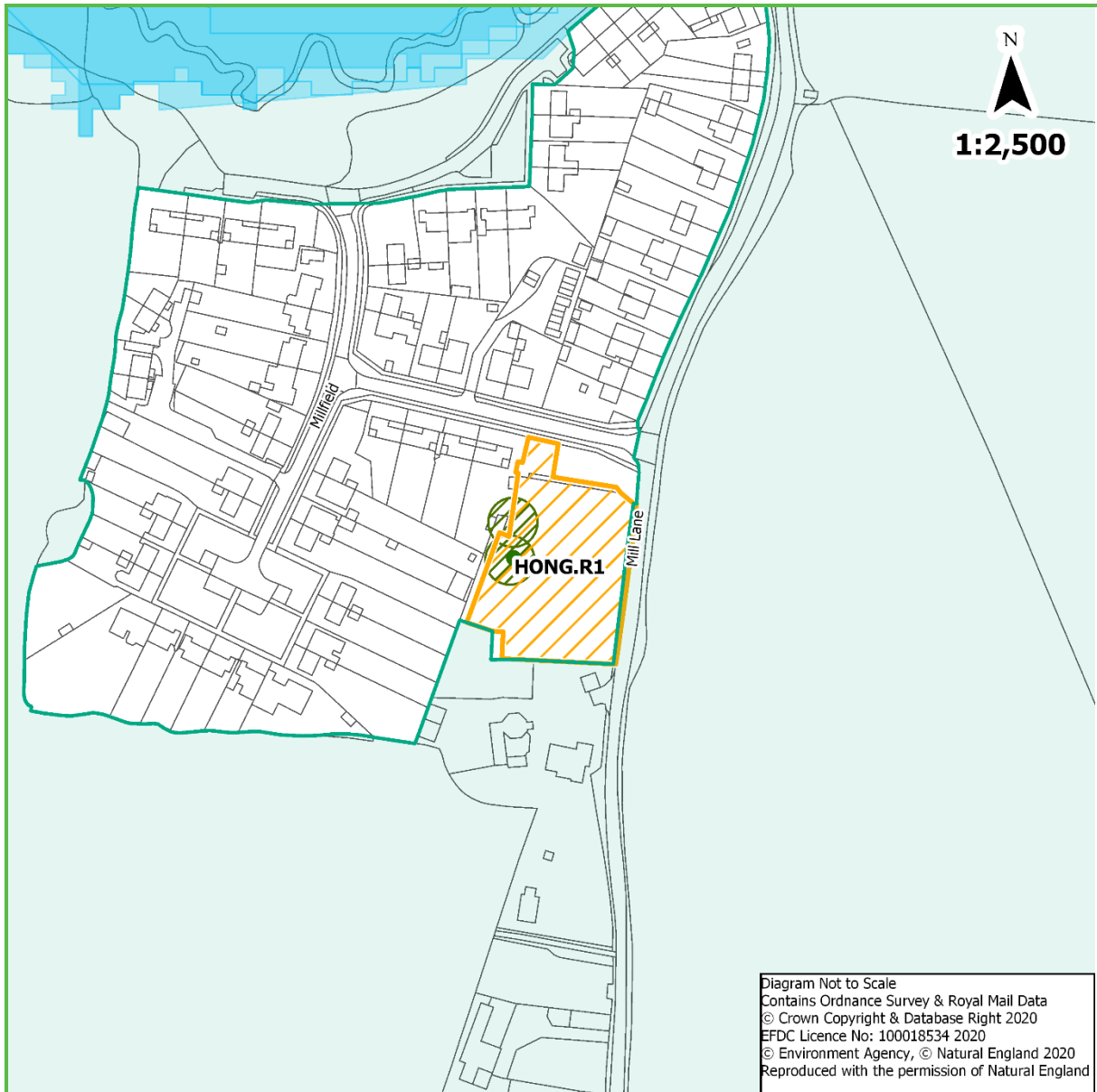
Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

Residential Site Allocations

HONG.R1 Land at Mill Lane

HONG.R1 Land at Mill Lane



Site Address: Mill Lane, High Ongar, CM5 9RQ		
Settlement: High Ongar		Proposed Use: Residential
Size (Ha)	0.33	Site Description: The site is greenfield land/scrub. It is bounded by Mill Lane to the East, Millfield to the North and residential development to the West and South.
Indicative Development Area (Ha)	0.33	
Indicative Net Density (DpH)	31	
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.

HONG.R1 Land at Mill Lane

Site Specific Policy Requirements

Trees

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

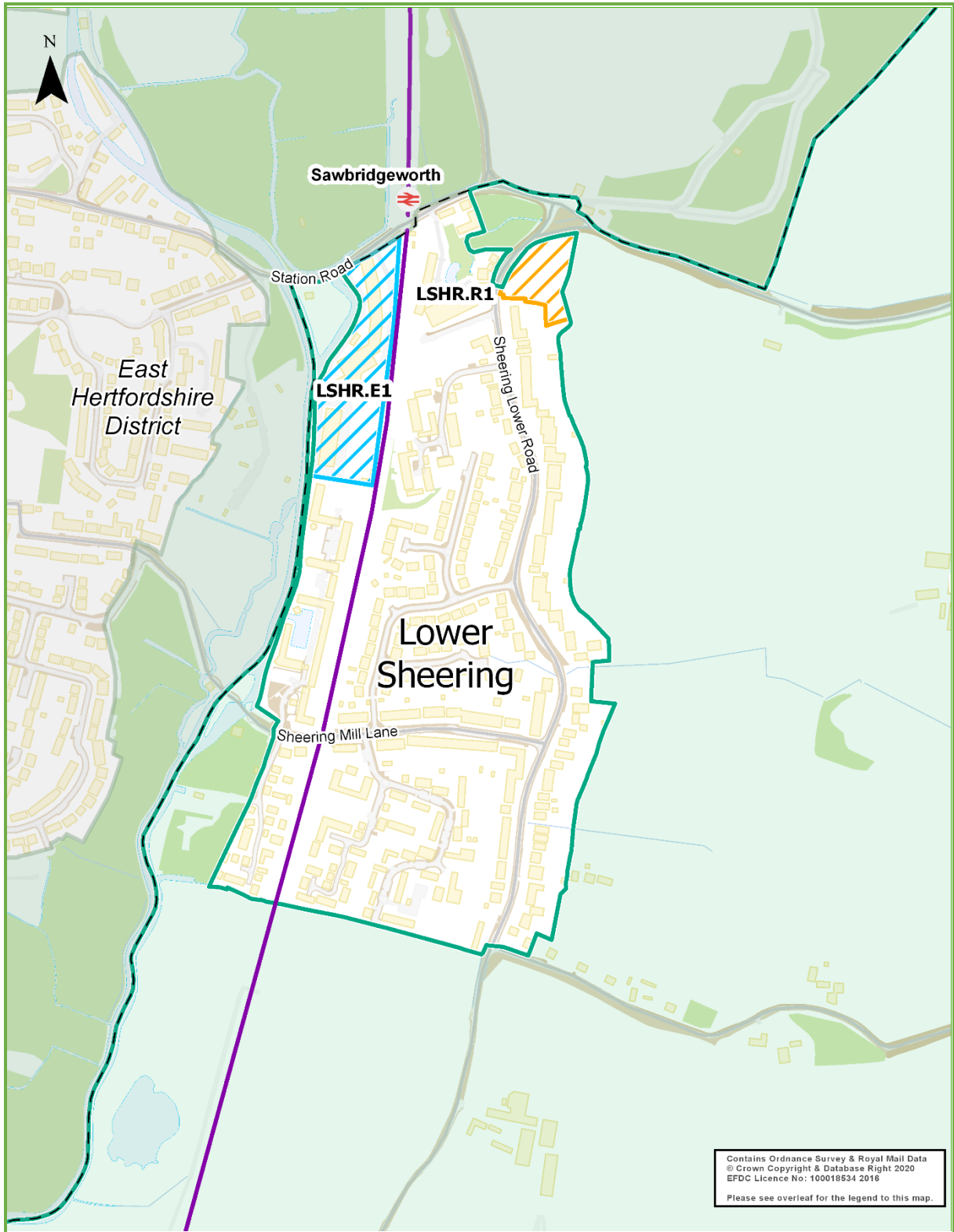
On-site Constraints

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

Green Belt Boundary





































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

Lower Sheering



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

Legend

<ul style="list-style-type: none">  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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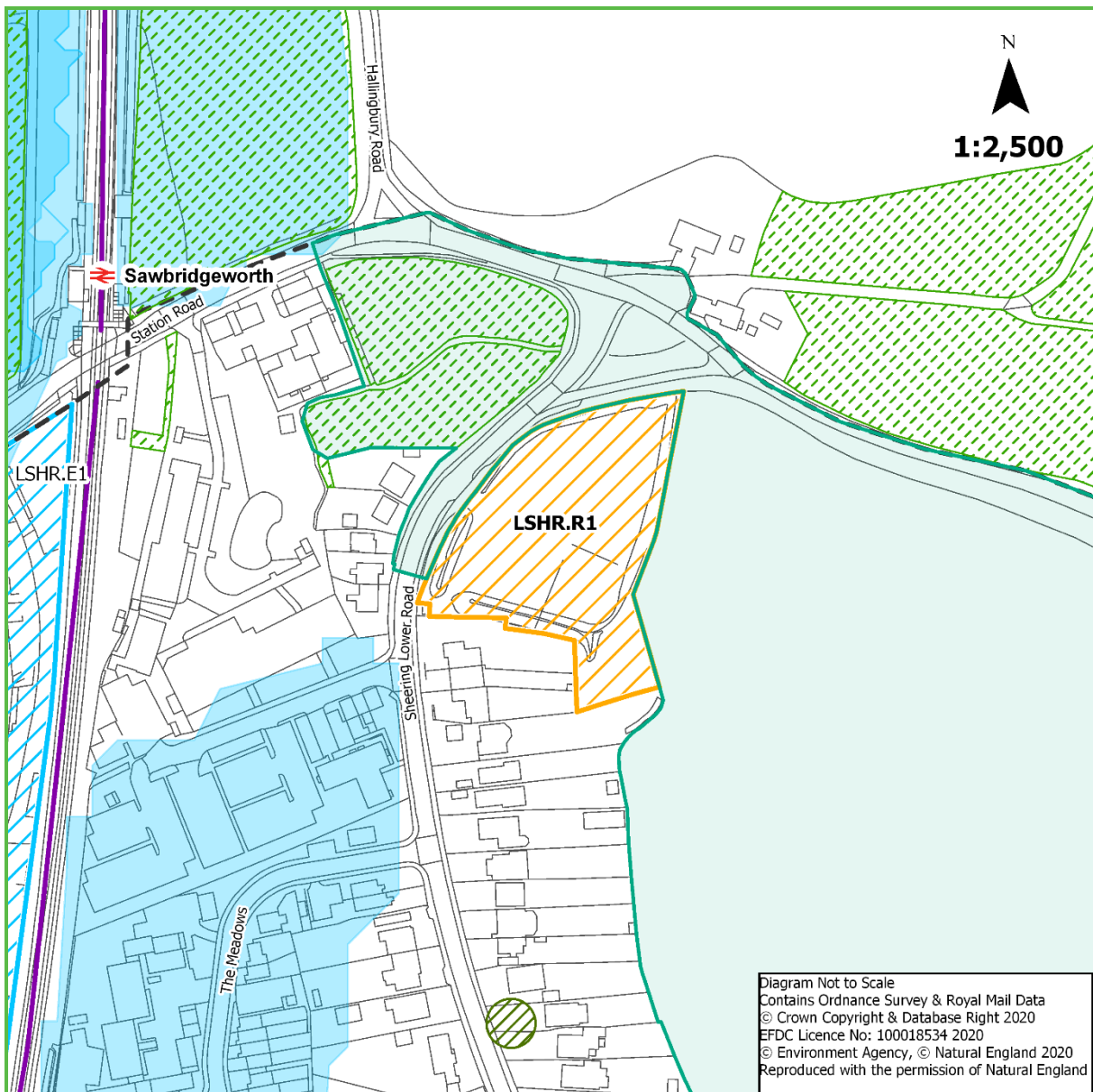
Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

Residential Site Allocations

LSHR.R1 Land at Lower Sheering

LSHR.R1 Land at Lower Sheering



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

Settlement: Lower Sheering

Proposed Use: Residential

Size (Ha) 0.63

Indicative Development Area (Ha) 0.63

Indicative Net Density (DpH) 23

Approximate Net Capacity (Dwellings) 14

Site Description:

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

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

LSHR.R1 Land at Lower Sheering

Site Specific Policy Requirements

Flood Risk

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

Ecology

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

Heritage

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





































Green Belt Boundary

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

Sheering



Legend

<ul style="list-style-type: none">  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

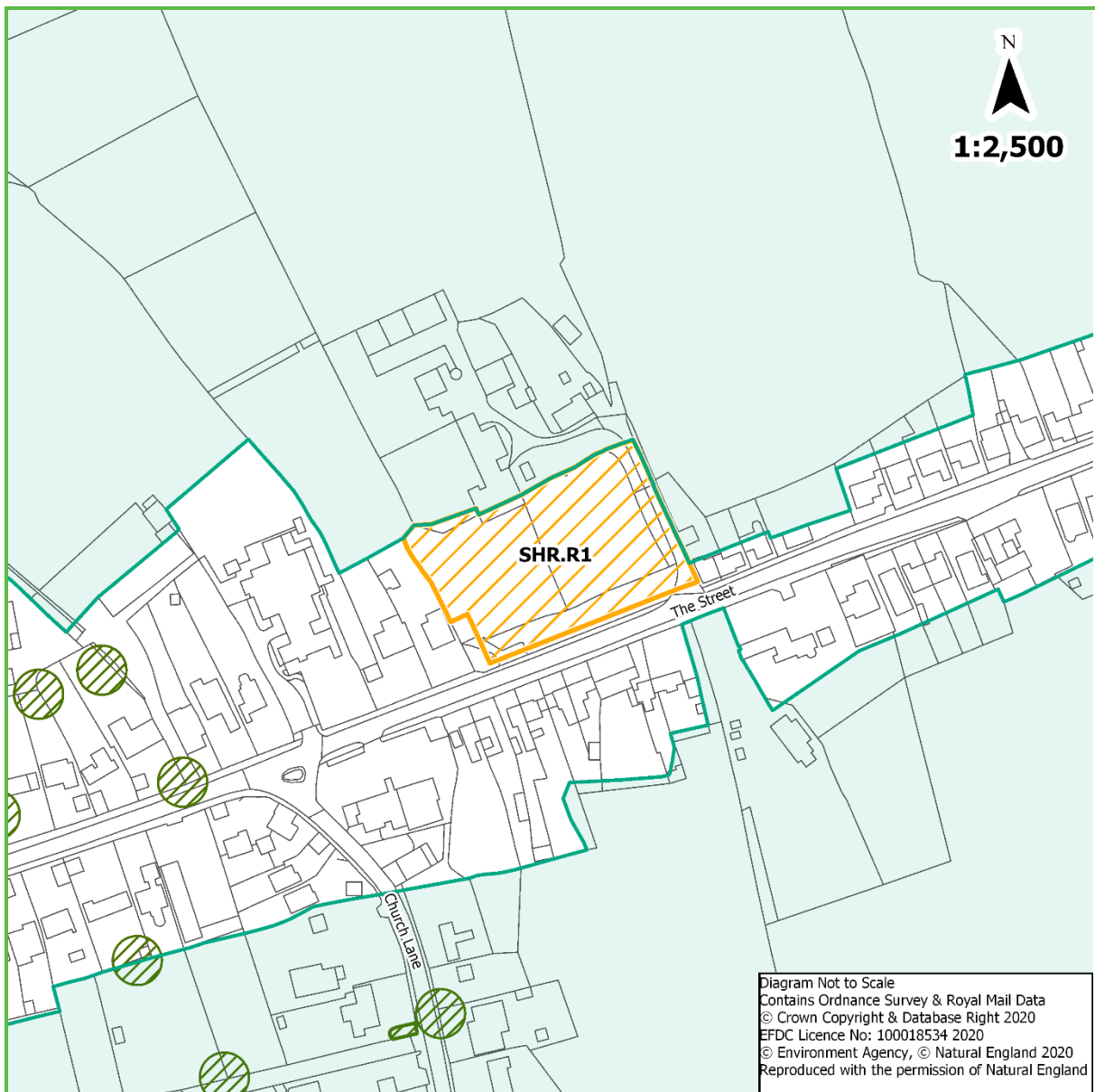
Residential Site Allocations

SHR.R1 Land at Daubneys Farm

SHR.R2 Land East of the M11

SHR.R3 Land North of Primley Lane

SHR.R1 Land at Daubneys Farm



Site Address: The Street, Sheering, CM22 7LU

Settlement: Sheering

Proposed Use: Residential

Size (Ha) 0.48

Indicative Development Area (Ha) 0.41

Indicative Net Density (DpH) 26

Approximate Net Capacity (Dwellings) 10

Site Description:

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

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

SHR.R1 Land at Daubneys Farm

Site Specific Policy Requirements

Heritage

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

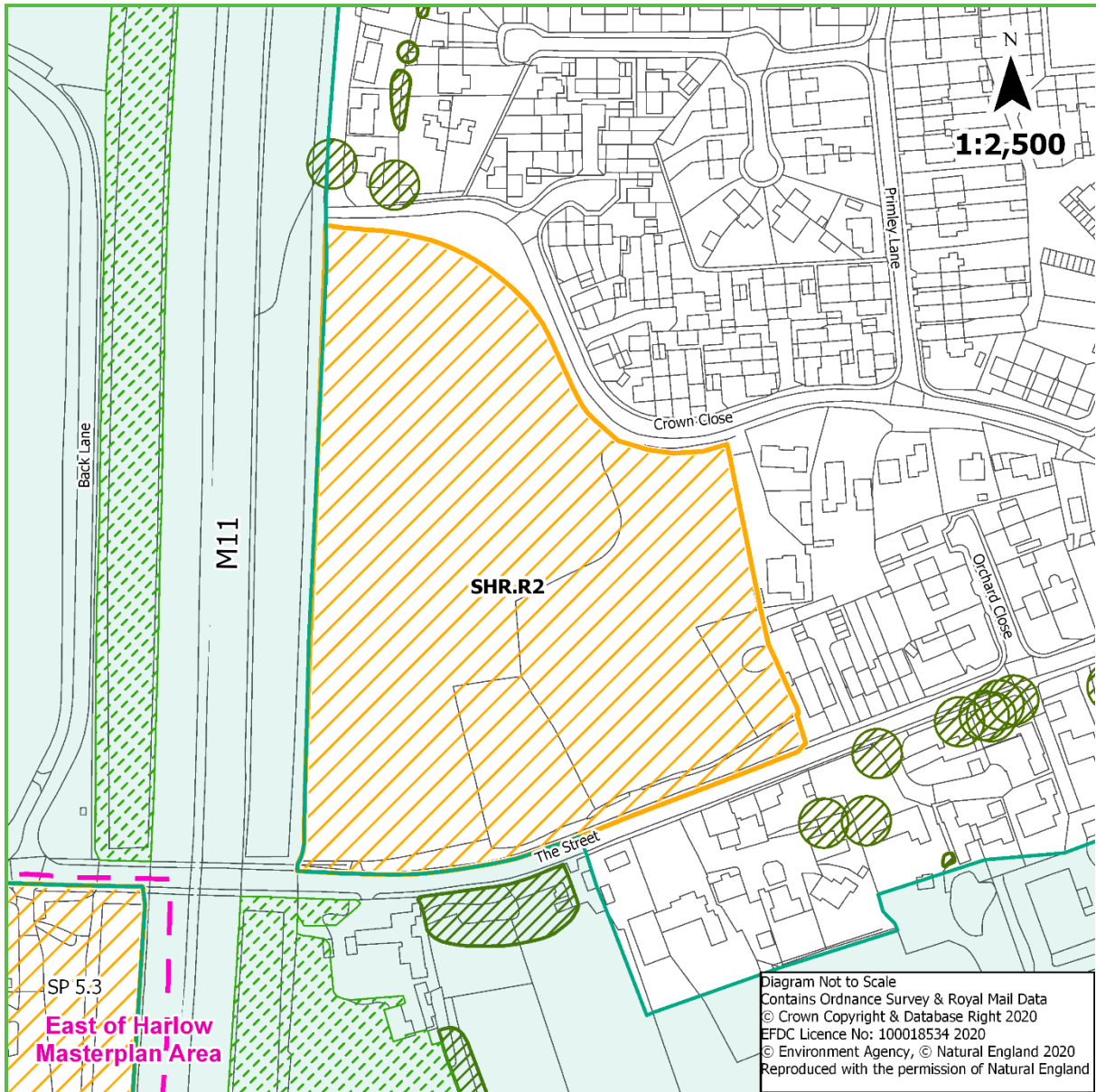
On-site Constraints

- B. Development proposals should demonstrate that they have assessed the need to improve the existing unmade access to Daubneys Farm. This is to ensure a safe access point is provided which has sufficient capacity for the development it serves.
- C. The site includes an existing Public Right of Way on the Eastern edge of the site along the access road to Daubneys Farm which connects The Street to Sawbridgeworth Road. This connection should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

Green Belt Boundary

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

SHR.R2 Land East of the M11



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

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

SHR.R2 Land East of the M11

Site Specific Policy Requirements

Ecology

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

Design

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

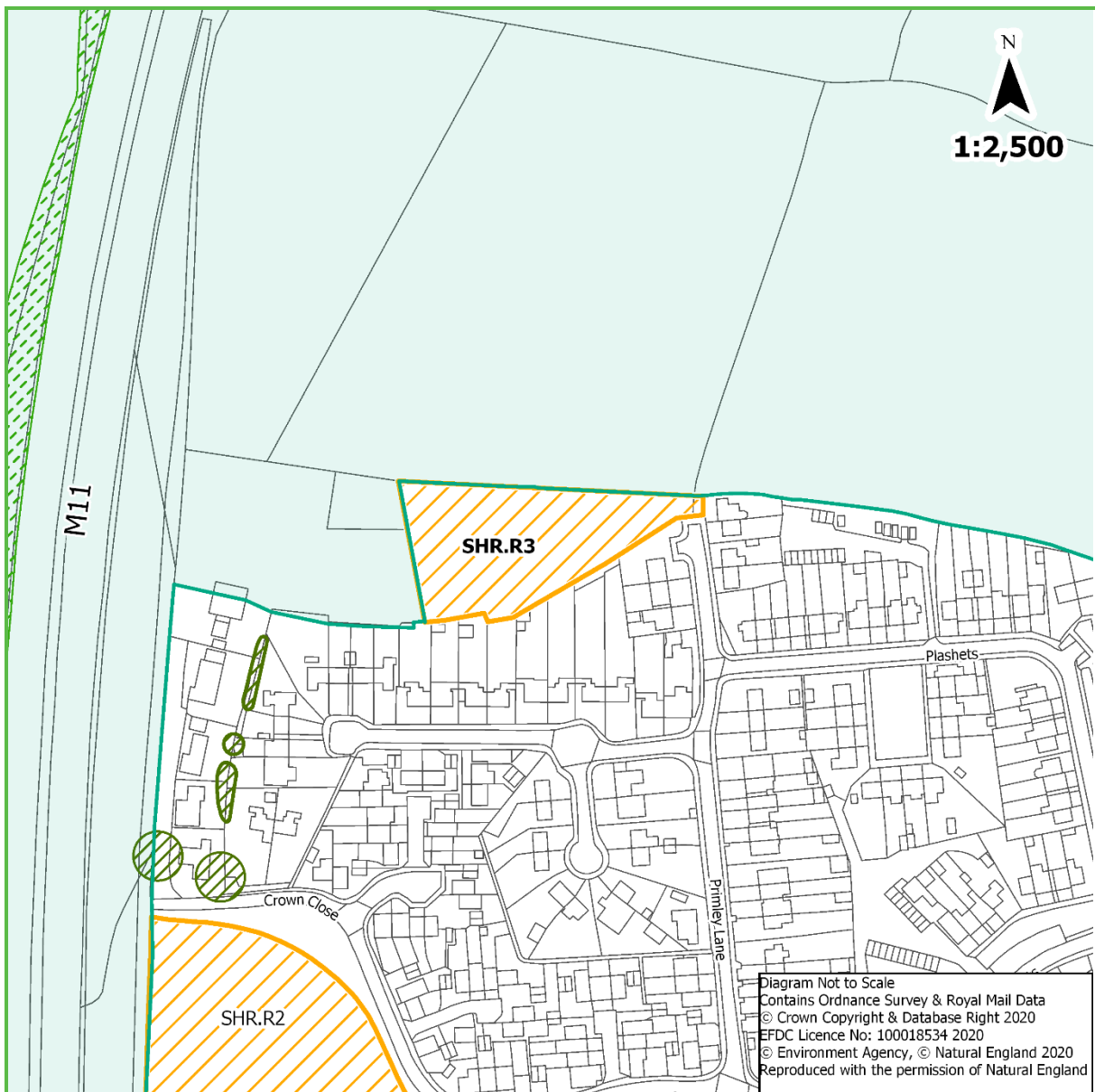
Heritage

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

On-site Constraints

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

SHR.R3 Land North of Primley Lane



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

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

SHR.R3 Land North of Primley Lane

Site Specific Policy Requirements

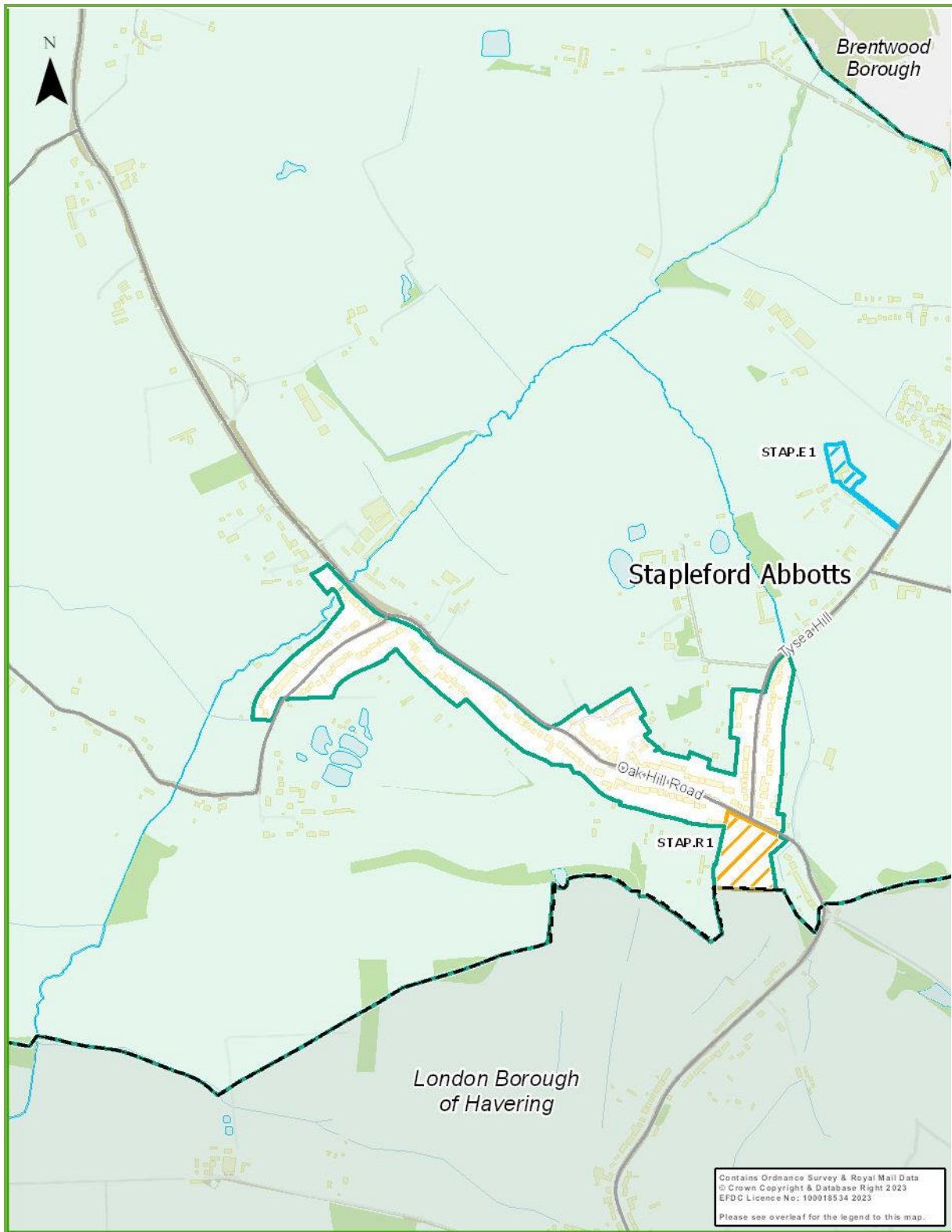
On-site Constraints

- A. The site includes an existing Public Right of Way, at the access point with Primley Lane which connects Primley Lane with the wider footpath network to the West, North and East. This connection should be retained as part of the development and be integrated within the development layout. Where possible, development proposals should seek to improve connectivity with the wider network, and where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

Green Belt Boundary

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

Stapleford Abbots



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

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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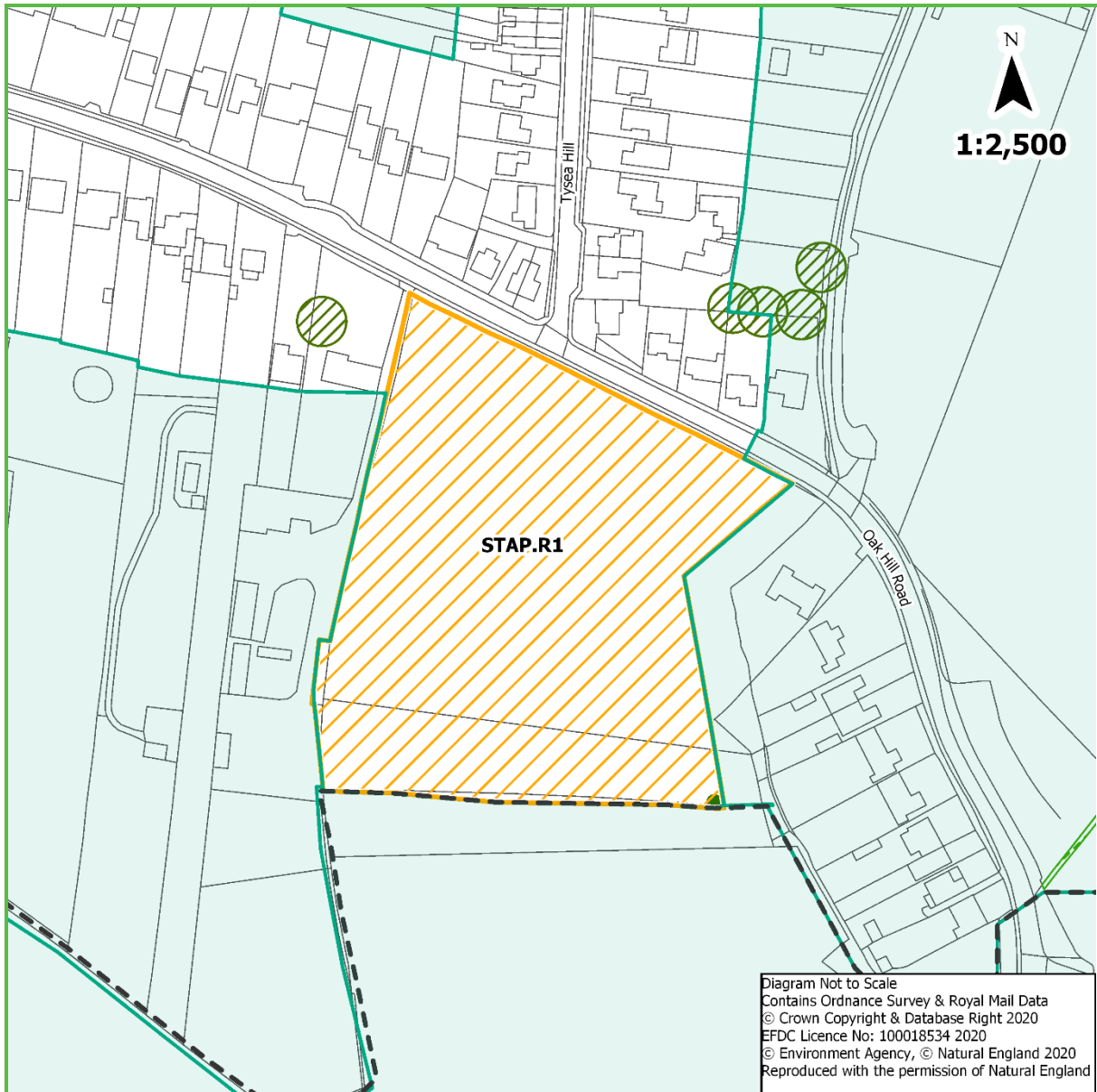
Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

Residential Site Allocations

STAP.R1 Land at Oak Hill Road

STAP.R1 Land at Oak Hill Road



Site Address: Oak Hill Road, Stapleford Abbots, RM4 1JH		
Settlement: Stapleford Abbots		Proposed Use: Residential
Size (Ha)	2.13	Site Description: The site comprises grazing land and other greenfield land. It is bounded by Oak Hill Road (B175) to the North, residential development to the West and East and agricultural land to the South.
Indicative Development Area (Ha)	2.13	
Indicative Net Density (DpH)	17	
Approximate Net Capacity (Dwellings)	33	

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

STAP.R1 Land at Oakfield Road

Site Specific Policy Requirements

Trees

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

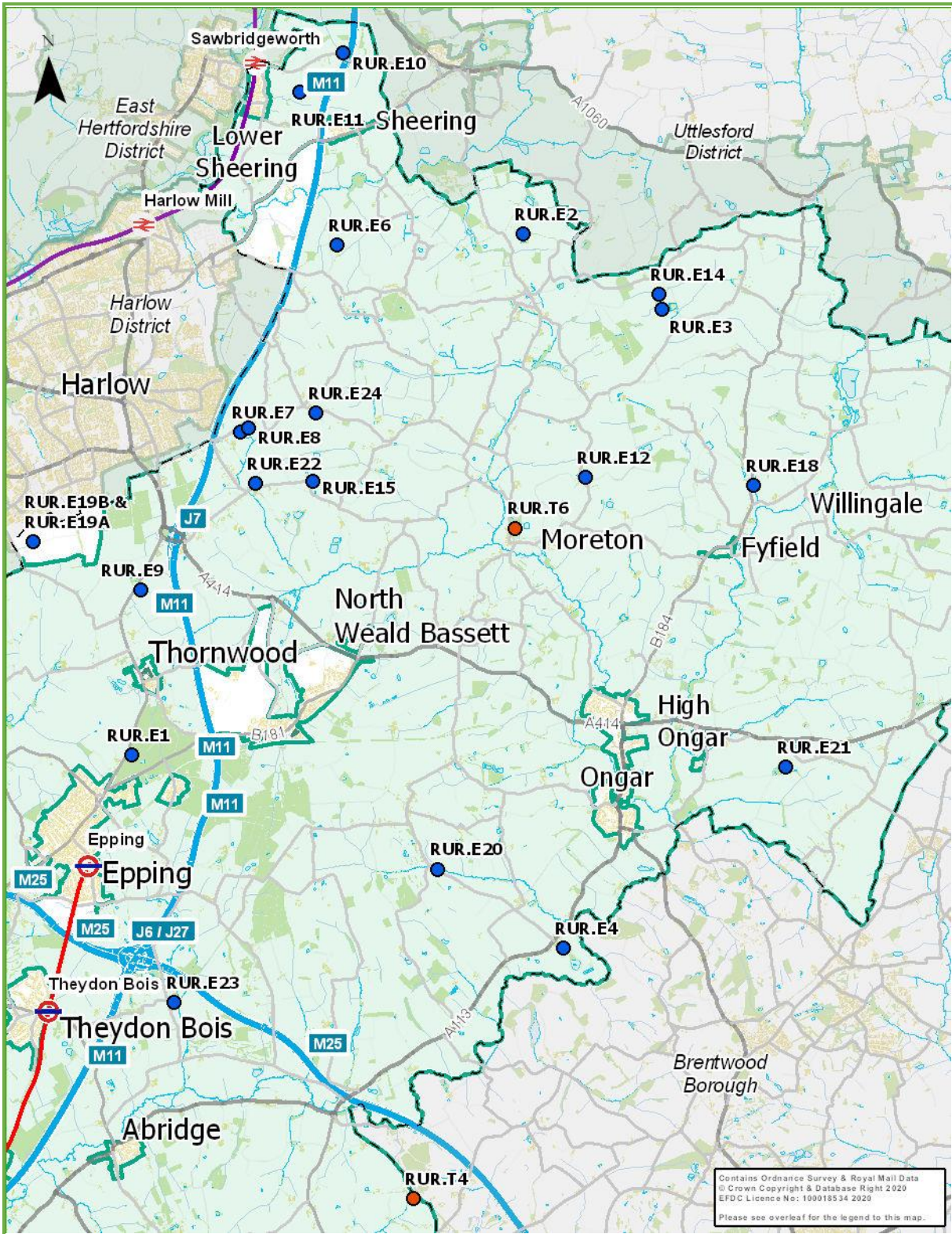
On-site Constraints

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

Green Belt Boundary





































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

Eastern Rural Sites



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

Legend

<ul style="list-style-type: none">  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

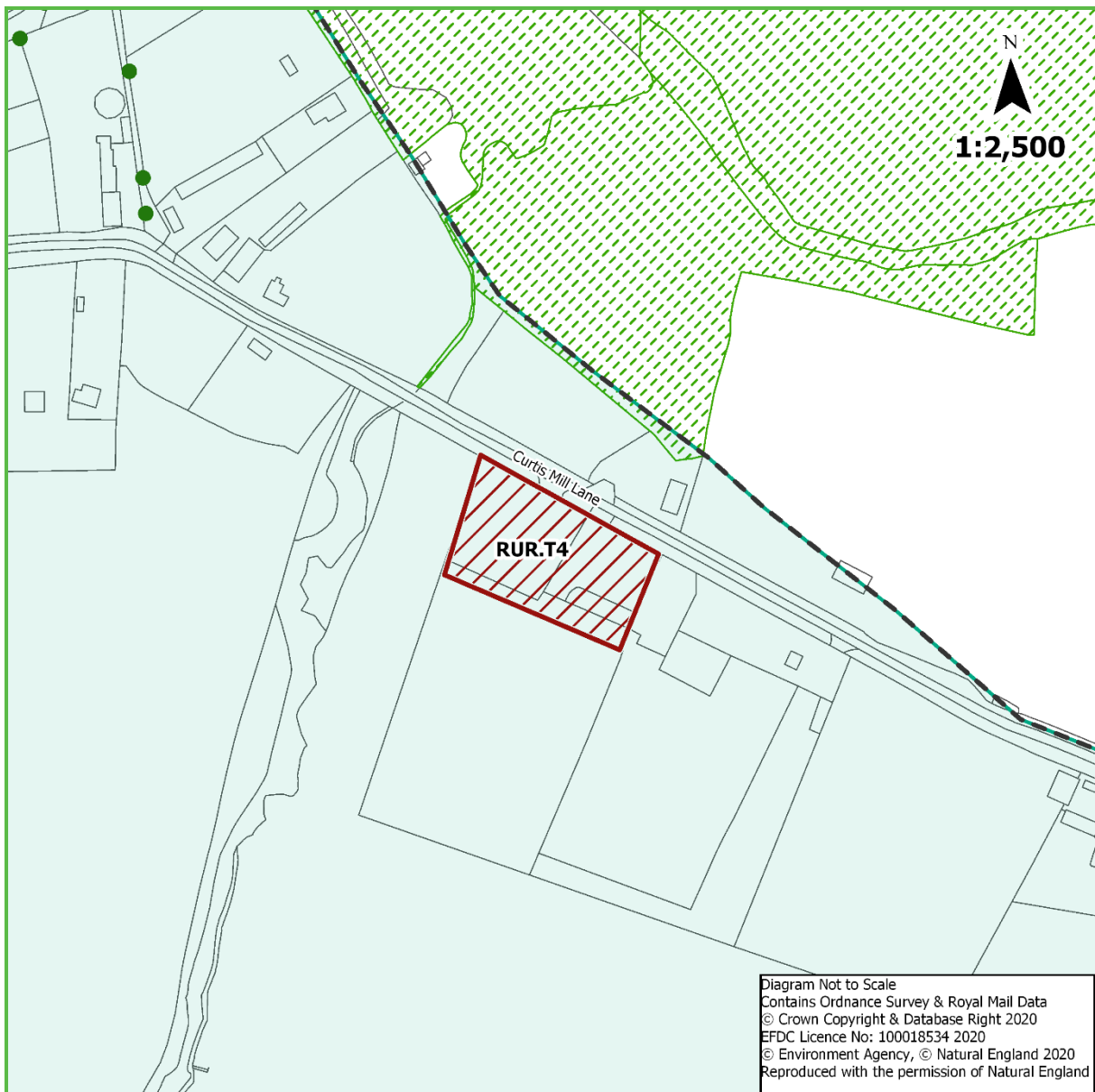
DpH	Dwellings per Hectare
Ha	Hectare

Residential Site Allocations

RUR.T4 Land at Valley View

RUR.T6 Land at Lakeview

RUR.T4 Land at Valley View



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

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

RUR.T4 Land at Valley View

Site Specific Policy Requirements

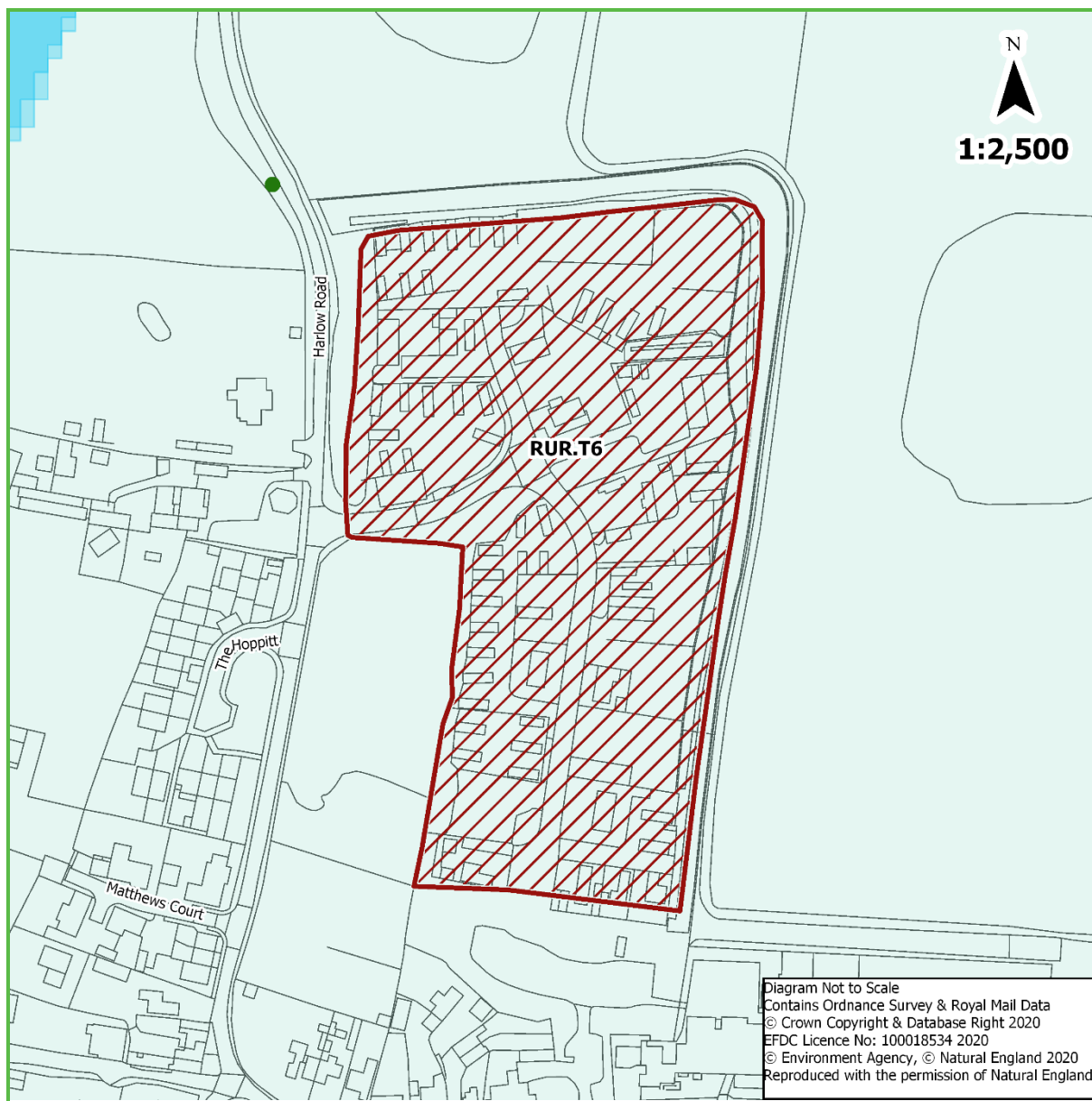
Ecology

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

Landscape Character

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

RUR.T6 Land at Lakeview



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

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

RUR.T6 Land at Lakeview

Site Specific Policy Requirements

Heritage

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

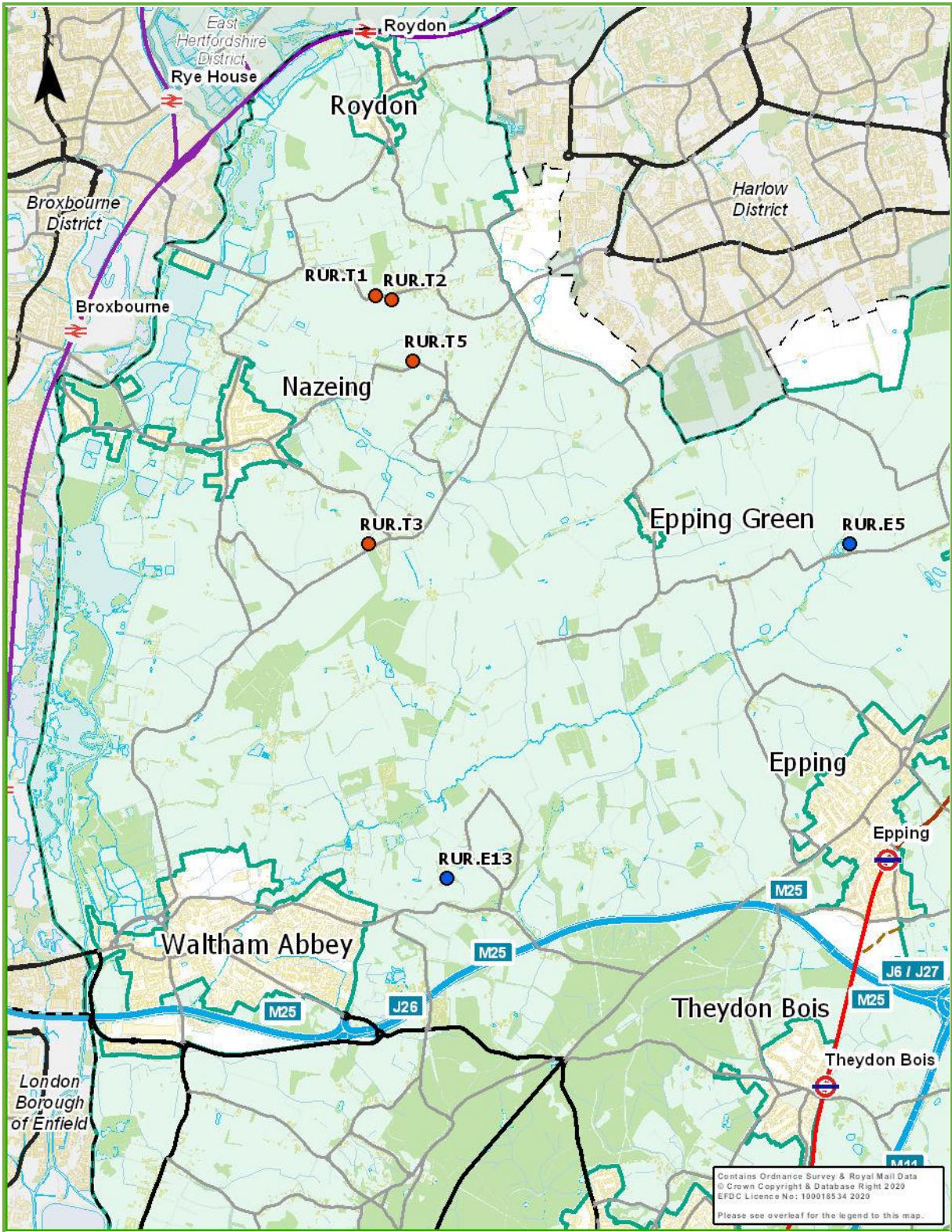
On-site Constraints

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

Infrastructure





































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

Western Rural Sites



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

Legend

<ul style="list-style-type: none">  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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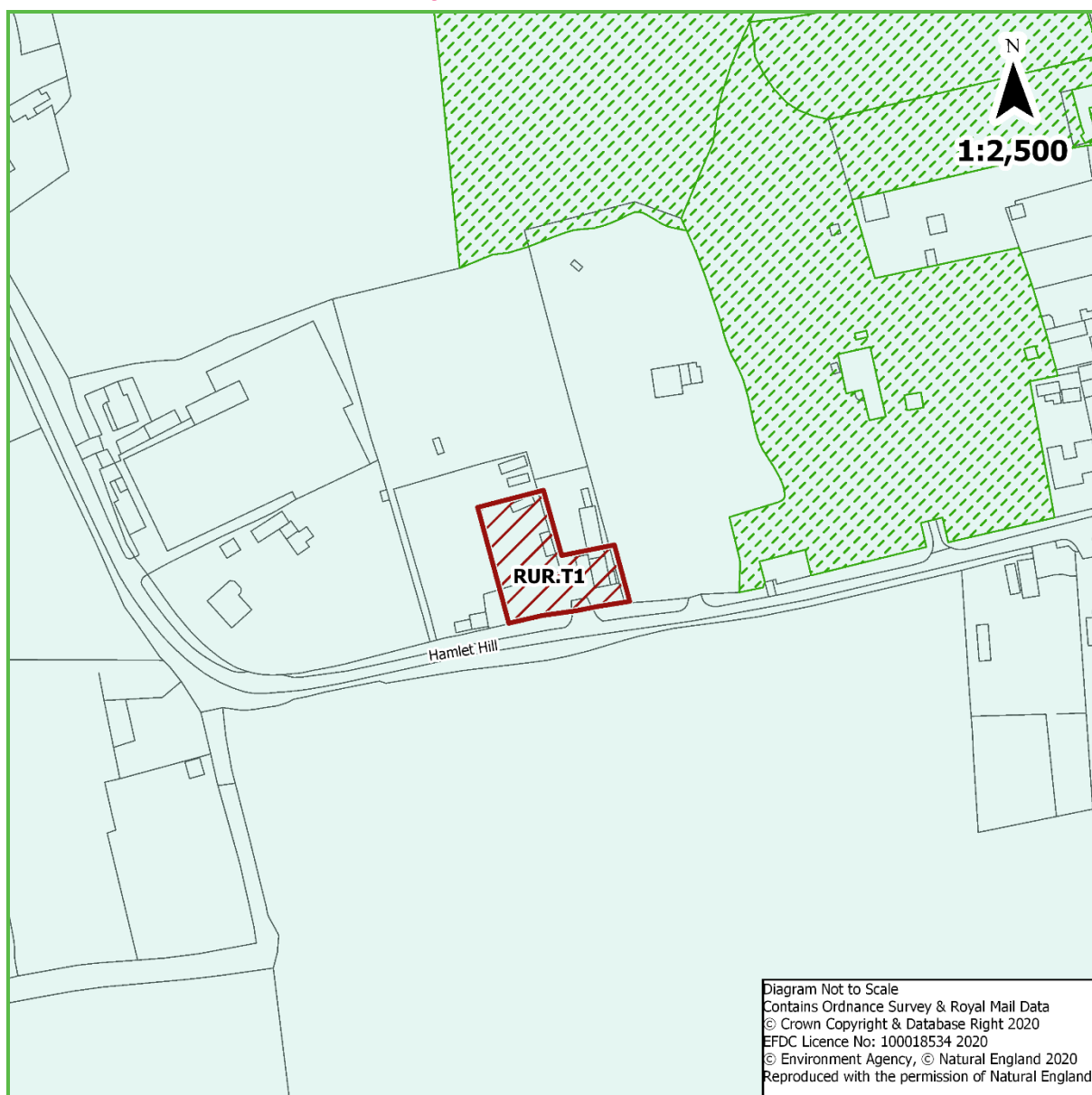
Acronyms

DpH	Dwellings per Hectare
Ha	Hectare

Residential Site Allocations

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

RUR.T1 Land at Sons Nursery



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

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

RUR.T1 Land at Sons Nursery

Site Specific Policy Requirements

Ecology

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

RUR.T2 Land at Ashview



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

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

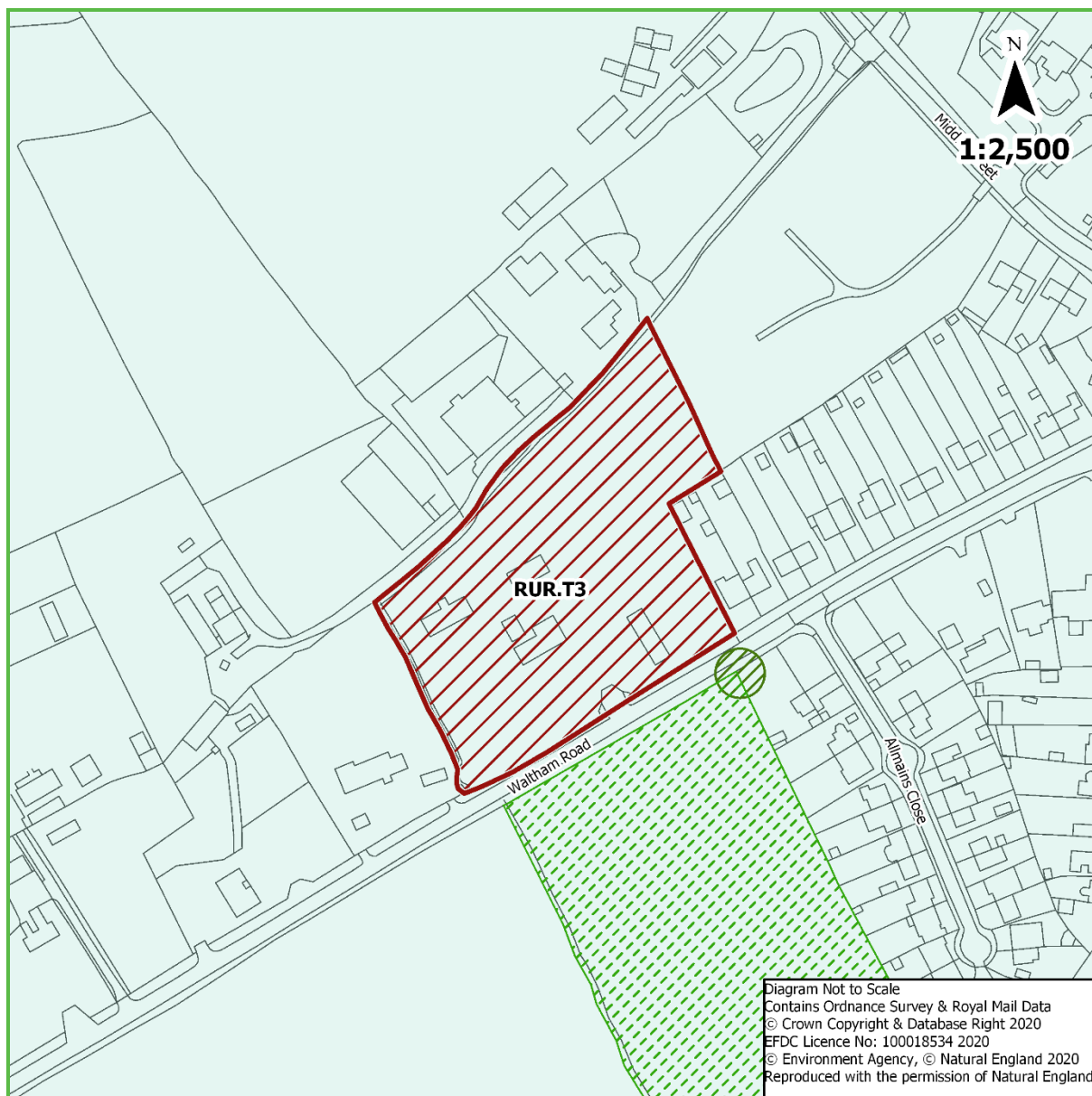
RUR.T2 Land at Ashview

Site Specific Policy Requirements

Landscape Character

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

RUR.T3 Land at James Mead



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

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

RUR.T3 Land at James Mead

Site Specific Policy Requirements

Ecology

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

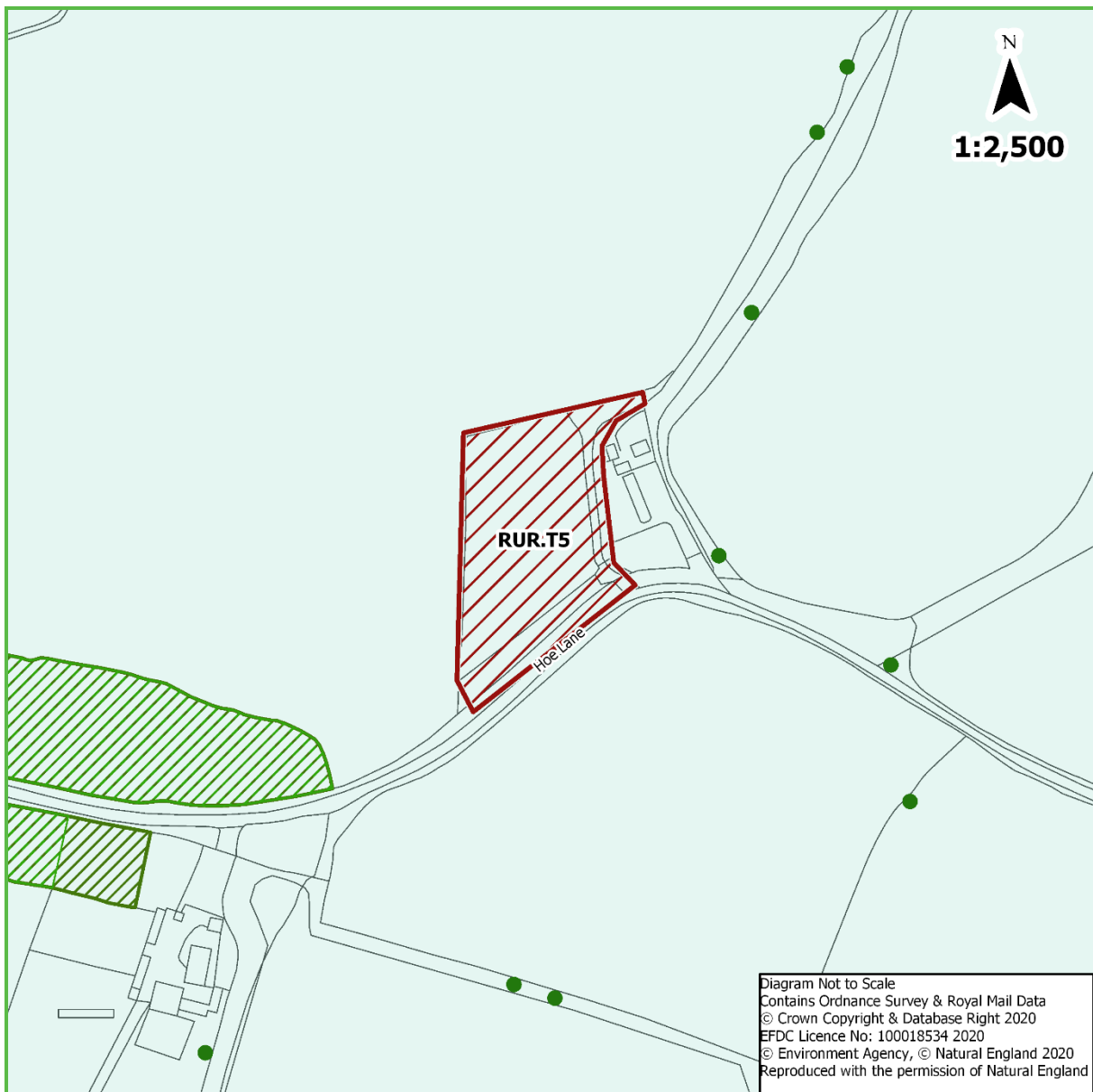
Design

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

On-site Constraints

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

RUR.T5 Land at Stoneshot View



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

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

RUR.T5 Land at Stoneshot View

Site Specific Policy Requirements

Heritage

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

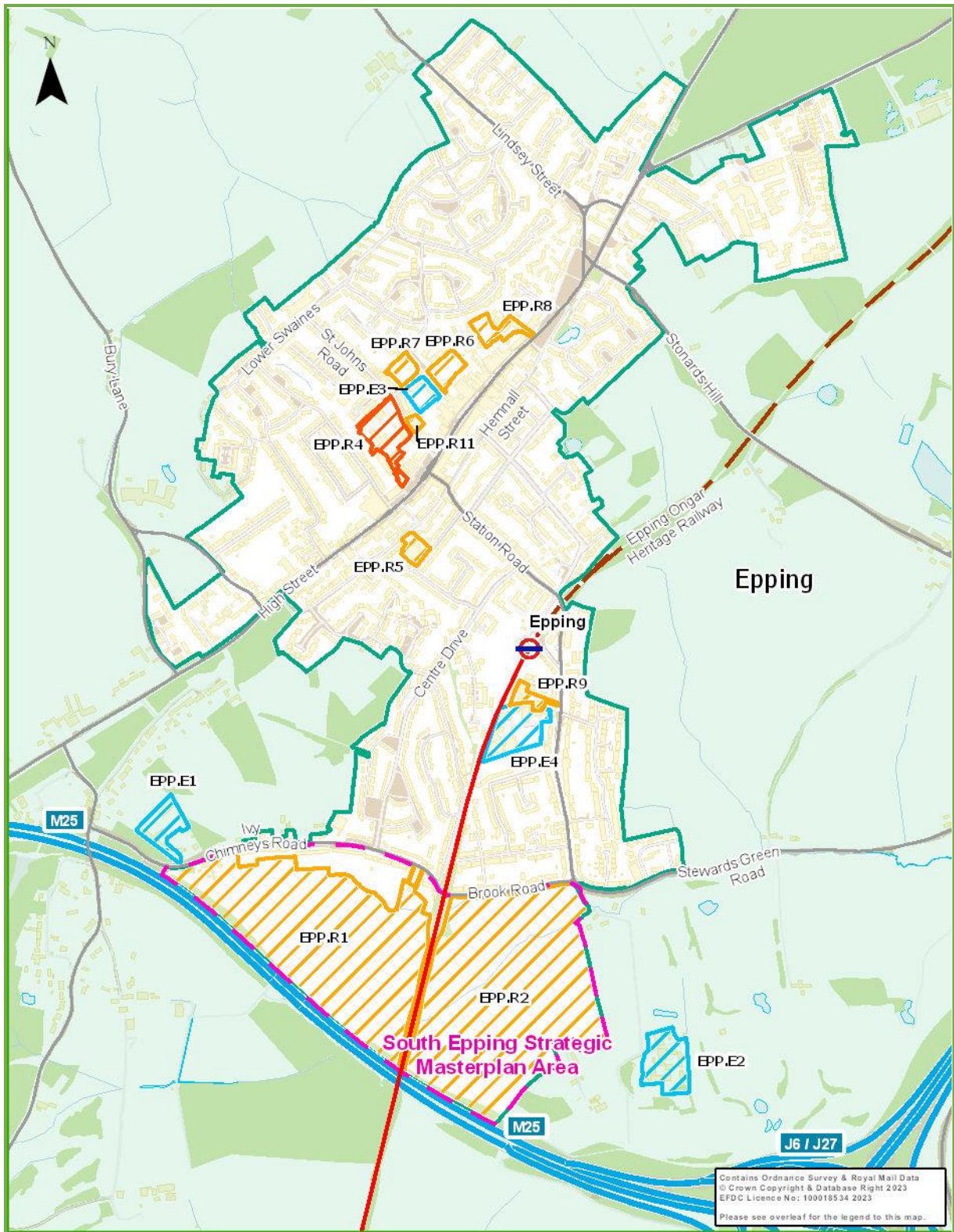
On-site Constraints

- C. Development proposals must be served by the access to the adjacent existing traveller site in order to ensure a safe access point which has sufficient capacity for the development it serves. To facilitate this access, reconfiguration of the existing traveller site will likely be required.
- D. The site includes an existing Public Right of Way which crosses the North Eastern tip of the site and connects Hoe Lane/Tinkers Lane with Hamlet Hill, and joins the Bridleway on Tinkers Lane which connects with Tylers Road. This connection should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

Section B




















Employment Designations

Epping



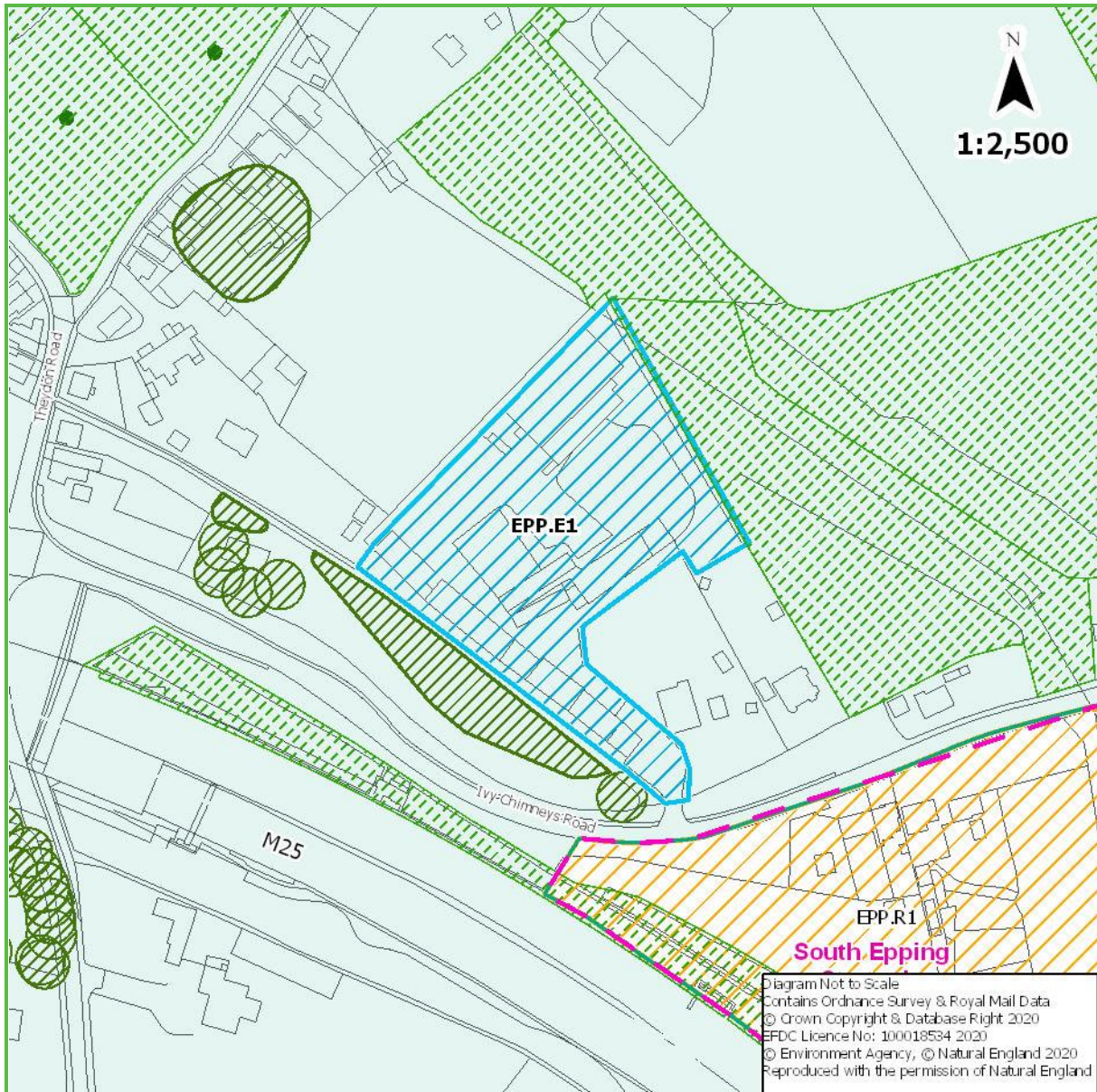
Note: The site allocations identified in this map are detailed in Part Two: Section A. The Strategic Masterplan Area is detailed in Part One of the Local Plan.

Legend

<ul style="list-style-type: none">  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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Employment Designations
EPP.E1 Land at Eppingdene
EPP.E2 Land at Coopersale Hall
EPP.E3 Falconry Court
EPP.E4 Bower Hill Industrial Estate

EPP.E1 Land at Eppingdene



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

Settlement: Epping

Existing Use: Employment

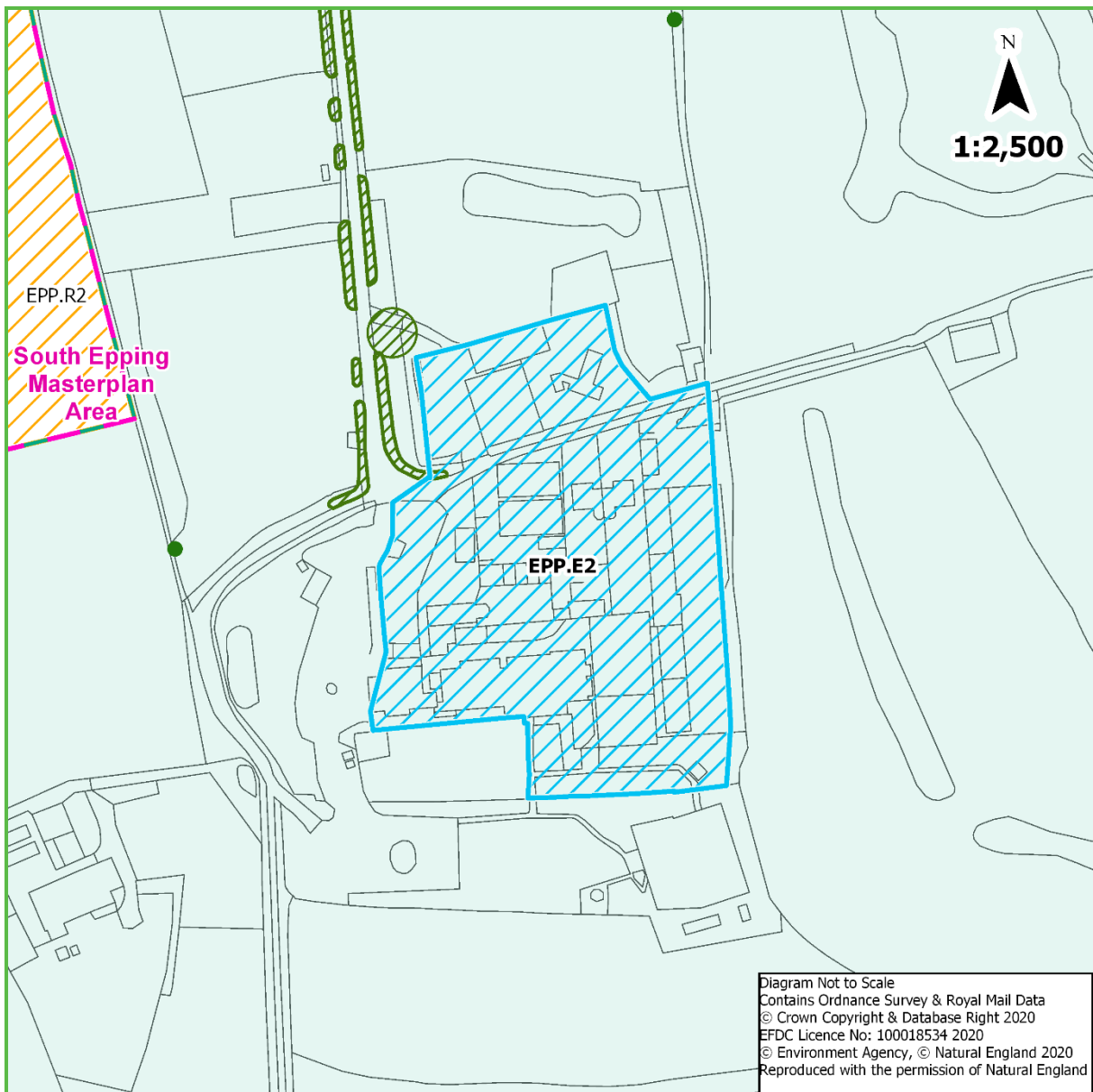
Size (Hectares)

1.11

Site Description:

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

EPP.E2 Land at Coopersale Hall



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

Settlement: Epping

Existing Use: Employment

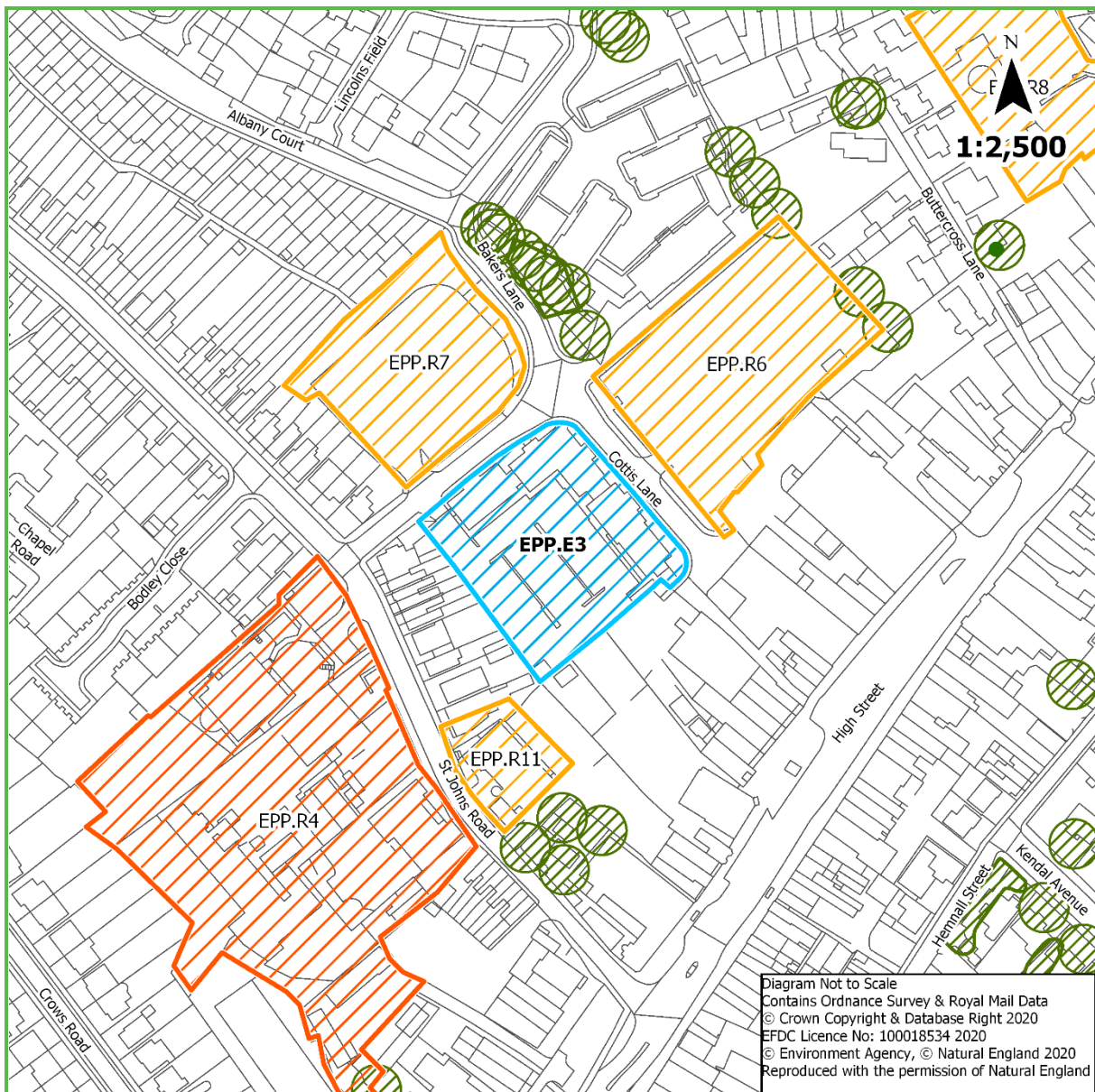
Size (Hectares)

1.80

Site Description:

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

EPP.E3 Falconry Court



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

Settlement: Epping

Existing Use: Employment

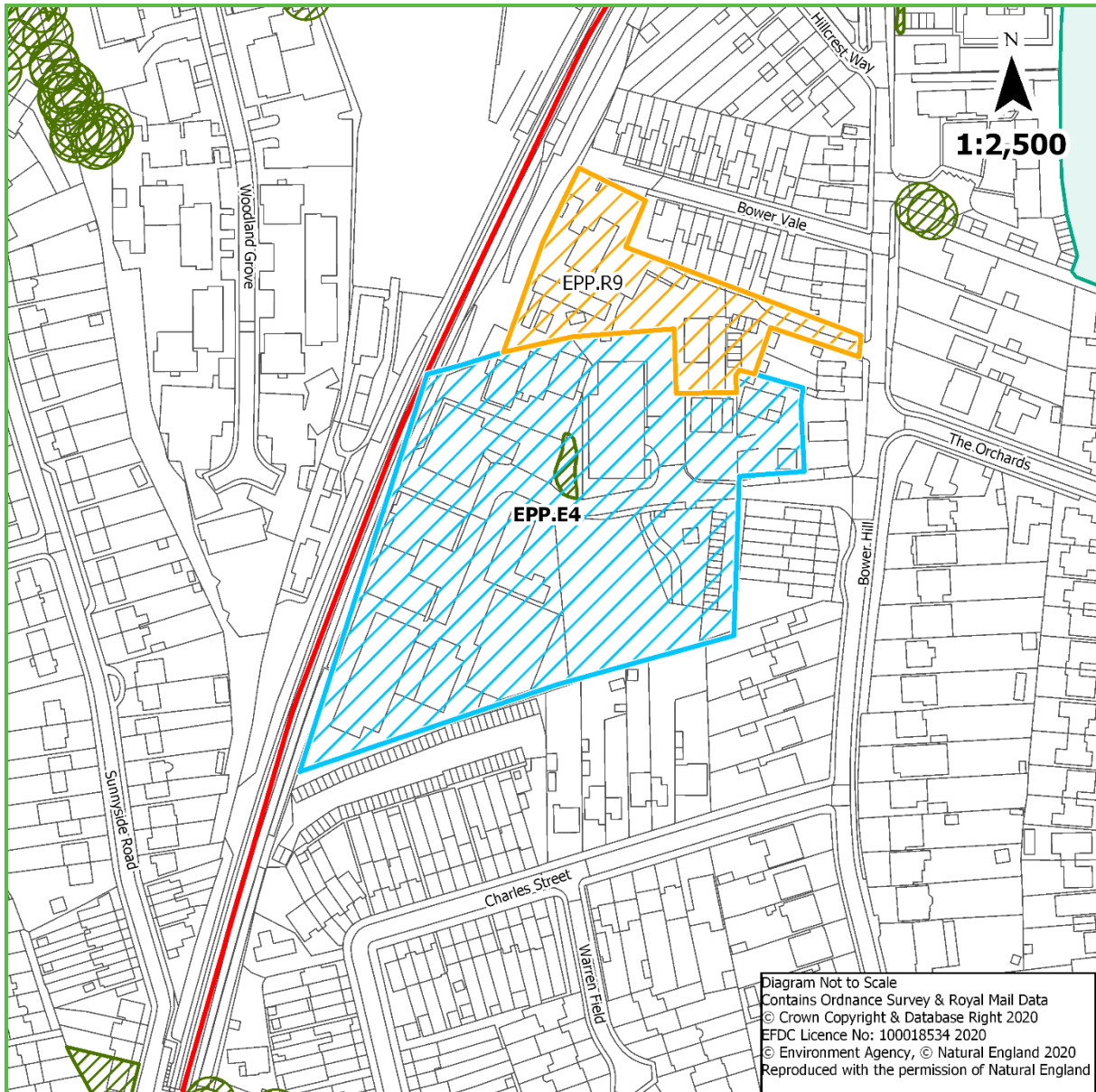
Size (Hectares)

0.50

Site Description:

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

EPP.E4 Bower Hill Industrial Estate



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

Settlement: Epping

Existing Use: Employment

Size (Hectares)

1.73

Site Description:

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