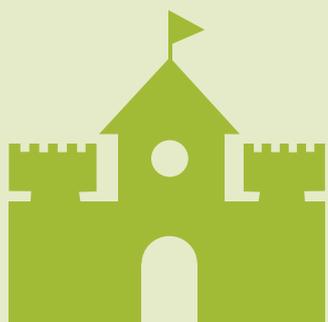


Land at Castle Street Chipping Ongar

June 2017



Putting Ongar
Castle at the
heart of the
community

Our vision

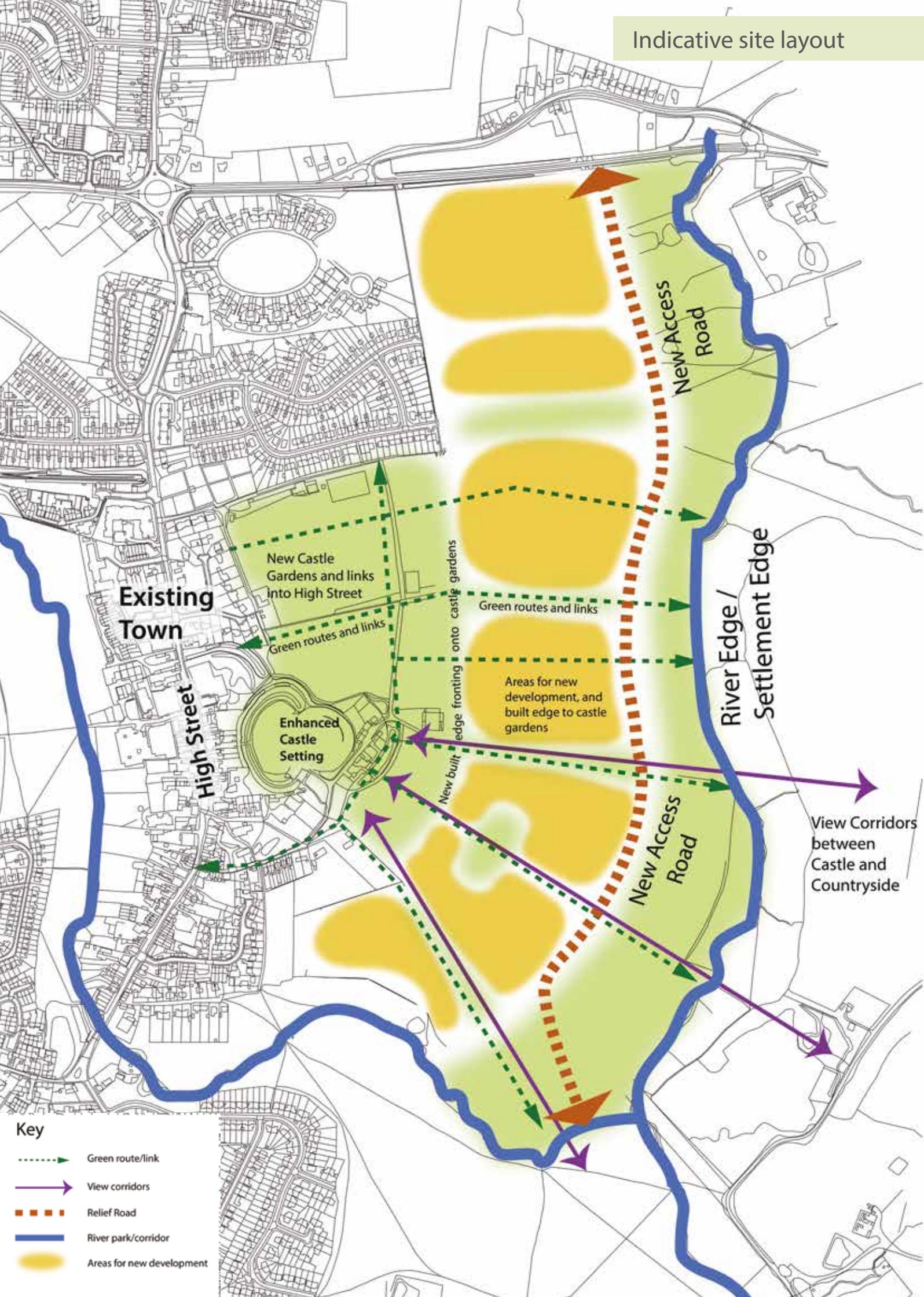
Cirrus Land and L&Q's vision is to create a new park adjoining the castle together with a range of new homes and amenities for local people whilst relieving congestion on Ongar High Street and enhancing Ongar and its castle's heritage. These proposals could include:

- A new relief road, relieving pressure on Ongar High Street
- 800 new homes
- Making the castle accessible in Castle Gardens so that it can be enjoyed by the community
- Large new areas of public open space, potentially including new playing fields
- A new car park, providing access to the High Street
- 40% affordable homes for local people across the site

We are keen to learn more about the local priorities and aspirations for the site.

L&Q

CIRRUS LAND LIMITED



Existing Town

High Street

New Castle Gardens and links into High Street

Green routes and links

edge fronting onto castle gardens

New built

Areas for new development, and built edge to castle gardens

New Access Road

New Access Road

River Edge / Settlement Edge

View Corridors between Castle and Countryside

Key

- Green route/link
- View corridors
- Relief Road
- River park/corridor
- Areas for new development



New relief road

New relief road for Chipping Ongar

Chipping Ongar's beautiful historic High Street currently experiences much congestion from road users who have no choice but to travel through the centre of the village to go to Epping or Dunmow, or go south to Brentwood.

Our site can provide a relief road which will help to relieve congestion on the historic High Street, helping to protect it and improving safety for pedestrians. We know that relief of congestion in Chipping Ongar was identified by residents as a key priority in the Issues and Options document, prepared as part of the Local Plan, so this is an important part of our proposals.



40%
affordable
homes

New homes for Chipping Ongar & Epping Forest District

Our site has the potential to deliver approximately 800 much-needed new homes for Chipping Ongar and Epping Forest District. L&Q is one of the UK's largest housing associations and have a track record of delivering high-quality homes such as Beaulieu Park in Chelmsford. We expect that our site could deliver up to 40% affordable homes, which is equivalent to up to 320 new affordable homes for the community.

We want to open up the area around the Castle, so that this special and important local heritage asset can once again be discovered and enjoyed by the community and beyond.

Enhancement & enjoyment of Ongar Castle

Ongar Castle is a 12th Century motte and bailey castle which was occupied until the 16th Century. The Castle lies on private land and cannot currently be accessed by the public. The land around the Castle is also severely overgrown. The castle is currently so overgrown that it is easy to be unaware of its existence.

Ongar Castle has been covered up and neglected for some time. We want to open up the area around the Castle as part of our proposals, so that this special and important local heritage can once again be discovered and enjoyed by the community. We hope to bring the site back into public access, and our proposals include a large expanse of open space around the Castle so the the site's setting is not adversely impacted, while opening the area up for the public to enjoy.

New public open space

Our proposals for the land at Castle Street, Chipping Ongar, include a new park around Ongar Castle, to create a green buffer around the site. This will be close to the High Street, and could be enjoyed by the whole community. We are also exploring the possibility of providing additional car parking, linking the Castle Gardens and reinvigorating the High Street and the heart of Chipping Ongar. We envisage that this space would be fairly informal, reflecting the Castle. However, there is also scope for more formal spaces such as playing fields if the community felt this would be beneficial.

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About L&Q and Cirrus Land

Rooted in the South East of the UK, L&Q is both a landlord and developer, delivering new homes for people on a wide range of incomes, as they are already doing at Beaulieu Park, Chelmsford.

L&Q are working with Cirrus Land on the proposals for land at Castle Street. Cirrus Land has a wealth of experience in property development and planning gained over more than 20 years in the industry. They have experience working with L&Q and are passionate about delivering high quality developments with significant community input to create places where people want to live.



CGIs from previous L&Q developments



L&Q

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