

Sites for traveller accommodation

5.197 The Council has considered the possible spatial options to accommodate traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location. Based on the findings of the assessment undertaken by the Council no allocations for traveller accommodation are proposed at Sewardstone.

Employment sites

5.198 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites. No employment sites have been identified in Sewardstone.

Preferred policy

5.199 Since no development is proposed at Sewardstone the Council does not propose to have a settlement-specific policy for this settlement.

Alternative options

Residential sites – spatial options

No alternative spatial options have been identified for residential sites within this settlement.

Sites for traveller accommodation – spatial options

Traveller accommodation focused in parts of the District traditionally favoured by the travelling community	Epping Forest District Council's Gypsy and Traveller Accommodation Assessment Interim Briefing Note (2016) has indicated that the majority of newly arising housing need will be from the expansion of existing households. While this option is understood to be favoured by the travelling community it was felt that this option would place undue pressure on local infrastructure and services and therefore did not represent the most sustainable option to accommodating traveller accommodation.
Traveller accommodation focused in parts of the District not traditionally favoured by the travelling community	This option was not considered to be deliverable since it was not considered to be realistic to expect all additional households to form within the parts of the District not currently favoured by the travelling community.

Employment sites

No spatial options have yet been identified for employment sites. This will be considered as part of the further work being undertaken by the Council to identify employment site allocations.



Fyfield

Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering, Stapleford Abbots, Sewardstonebury

5.200 In addition to the 12 settlements presented in the preceding sections, the Council is proposing site allocations in Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering and Stapleford Abbots. An alteration to the Green Belt boundary is also proposed at Sewardstonebury (Gilwell Hill).

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Preferred Approach

Residential sites

5.201 Draft Policy SP 2 sets out the estimated likely number of homes the Council will plan for in each of the following settlements over the Plan period, which is as follows:

- Coopersale approximately 50 homes;
- Fyfield approximately 90 homes;

- High Ongar approximately 10 homes;
- Lower Sheering approximately 30 homes;
- Sheering approximately 120 homes; and
- Stapleford Abbots approximately 10 homes.

5.202 The Council has considered the possible spatial options to accommodate new homes at each of these settlements. The suitable spatial options are summarised in Figure 5.21.

Figure 5.21 Spatial options by settlement

Spatial Option	Appraisal
Coopersale	
Intensification and infill	This option provides opportunities to maximise existing urban brownfield land and focuses development on lower performing Green Belt sites immediately adjacent to the settlement.
Fyfield	
Intensification	The sites proposed for residential use are clustered around the centre of the settlement. The Council does not therefore consider that there are distinct spatial options to locating residential development with Fyfield. Sites were assessed for their suitability on a case by case basis.
High Ongar	
Infill with limited expansion	This option provides opportunities to promote infill and settlement rounding by maximising existing urban brownfield land and focusing development in lower performing Green Belt sites immediately adjacent to the settlement.
Lower Sheering	
Intensification	Aside from strategic site options, which have been considered through the Housing Market Area optioneering work the sites proposed for residential development are clustered around the centre of the settlement. The Council does not therefore consider that there are distinct spatial options to locating residential development with Fyfield. Sites were assessed for their suitability on a case by case basis.
Sheering	
Intensification	This option provides opportunities to maximise existing urban brownfield land and focuses development on lower performing Green Belt sites immediately adjacent to the settlement.
Southern expansion	This option comprises a logical expansion of the settlement, promoting infill and settlement rounding.
Northern expansion	Although less favoured than the two previous options, there are no major constraints that would preclude development within this option coming forward.
Stapleford Abbots	
Intensification	The sites proposed for residential use are clustered around the centre of the settlement. The Council does not therefore consider that there are distinct spatial options to locating residential development with Stapleford Abbots. Sites were assessed for their suitability on a case by case basis.

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- 5.203 Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified nine sites for potential allocation across these settlements to meet the identified housing requirement, as illustrated in Figures 5.22 to 5.25 and 5.27 to 5.28.
- 5.204 The Council will be undertaking further work and holding discussions with promoters to enable more detailed guidance to be provided on each of the proposed residential allocations within the Local Plan. It will also be holding discussions with promoters, with the aim of entering into Statements of Common Ground

Sites for traveller accommodation

- 5.205 The Council has considered the possible spatial options to accommodate traveller accommodation across the District and concluded that the most suitable spatial option is to distribute pitches across the District. This option balances the preferences of the travelling community with not placing undue pressure on services in a single location.
- 5.206 The Council also considered whether there was a threshold for the number of pitches/yards per site above or below which it was more or less suitable to provide traveller accommodation. Feedback from the local traveller community indicates that while there is no one ideal site size (in terms of number of pitches/yards) generally smaller sites are preferred. This reflects the experience of the Council which considers that smaller sites (five pitches/yards or below) tend to be more successful. Therefore for new traveller sites, the provision of up to five pitches/yards is considered most appropriate. Where there is existing traveller provision on a site which has been assessed for intensification or extension, the Council considered that the existing provision and potential new provision should not exceed 10 pitches/yards subject to detailed consideration of the suitability of the site.

5.207 Based on the findings of the assessment undertaken by the Council no allocations for traveller accommodation are proposed at Coopersale, Fyfield, High Ongar, Lower Sheering, Sheering or Stapleford Abbots.

5.208 Following an assessment of the suitability, availability and achievability of traveller sites, which met the criteria set out in the preceding paragraphs, the Council has identified one site for potential allocation as a yard for travelling showpeople at Moreton, as illustrated in Figure 5.26.

Employment sites

5.209 Draft Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B use class) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated use before identifying new sites.

- 5.210 Fyfield has limited existing employment land that has been identified with the Former D of E site allocated in the Local Plan (1998) Maps Updated by Alterations (2006) (EMP-0020).
- 5.211 High Ongar has no existing employment land that has been identified. Land to East of High Ongar including Nash Hall Industrial Estate (SR-0394) has been identified for further intensification for employment uses.
- 5.212 Lower Sheering has limited existing employment land that has been identified with the Maltings (EMP-0017) allocated in the Local Plan (1998) Maps Updated by Alterations (2006).
- 5.213 Stapleford Abbots has limited existing employment land identified. Land at High Willows, Murthing Lane (ELR-0074) has been identified in the Employment Land Review (2010).
- 5.214 No employment sites have been identified in Coopersale, Moreton and Sheering.
- 5.215 The locations of the identified employment sites are illustrated in Figures 5.23 to 5.25 and 5.28.
- 5.216 The Council will be undertaking further work to enable specific employment allocations to be identified within the Local Plan, and to further consider opportunities to intensify and extend existing sites where appropriate.

Alterations to the Green Belt boundary

- 5.217 The supporting text to Draft Policy SP 5 confirms that in order to deliver the Local Plan Strategy the Council proposes to alter the Green Belt boundary. Indicative alterations to the existing Green Belt boundary are proposed around the following settlements to remove the proposed site allocations from the Green Belt:
- Coopersale – proposed alteration to the south-east of the settlement;
 - Fyfield – proposed alteration to the south-west of the settlement;
 - High Ongar – proposed alteration to the south of the settlement;
 - Lower Sheering – proposed alteration to the north-east of the settlement;
 - Sheering – proposed alterations to the west, north and east of the settlement;
 - Stapleford Abbots - proposed alterations to the west of the settlement.
- 5.218 Alterations to the Green Belt boundary are not proposed for the site allocation identified in Moreton.
- 5.219 In accordance with Draft Policy SP 5 alterations are also proposed to remove existing residential development from the Green Belt in the following settlements:
- High Ongar – proposed alteration to remove development at Mill Grove;

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- Stapleford Abbots – proposed alteration to remove development at Kensington Park;
- Gilwell Hill – proposed alteration to remove development east of Sewardstone Road.

5.220 The proposed indicative alterations to the Green Belt boundary are illustrated in Figures to 5.25 and 5.27 to 5.29.

Infrastructure requirements

5.221 The supporting text to Draft Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential and employment growth across the District. The infrastructure needs for Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering and Stapleford Abbots will be set out in the Infrastructure Delivery Plan.

Draft Policy P 12 Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonebury, Sheering and Stapleford Abbots

A. Residential sites

In accordance with Policy SP 2 the following sites are allocated for residential development:

- Coopersale - SR-0404 (Institute Road Allotments) for approximately 27 homes and SR-0405 (Coopersale Cricket Club and Coopersale and Theydon Garnon Primary School Playing Fields) for approximately 19 homes;
- Fyfield – SR-0049 (land south-east of Chipping Ongar Road) for approximately 85 homes;
- High Ongar – SR-0181 (land at Mill Lane) for approximately 10 homes;
- Lower Sheering – SR-0032 (land at Lower Sheering) for approximately 26 homes;
- Sheering - SR-0033 (land at Daubneys Farm) for approximately 16 homes, SR-0073 (land to the East of the M11) for approximately 89 homes and SR-0311 (land to the north of Sheering) for approximately 12 homes; and
- Stapleford Abbots – SR-0873 (rear of Mountford and Bishops Brow, Oak Hill Road) for approximately 10 homes.

Proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4.

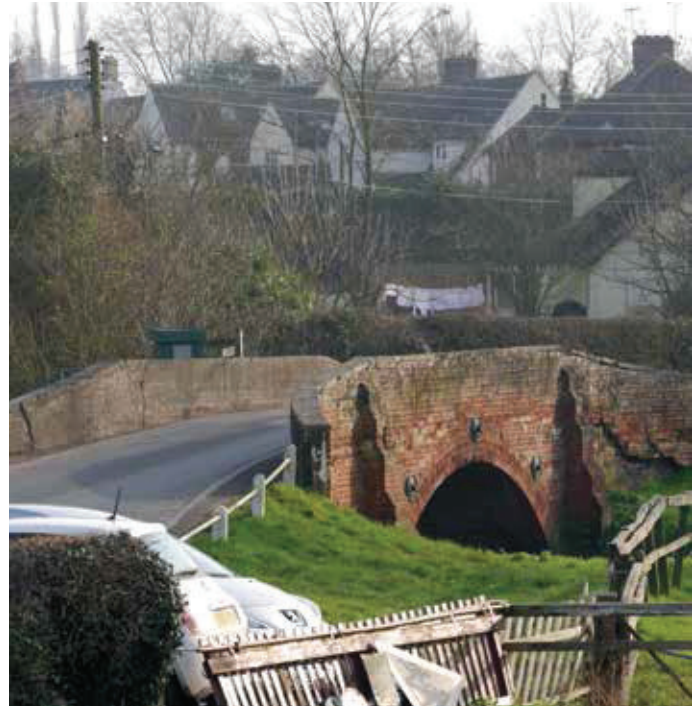
B. Travelling showpeople sites

In accordance with Policy SP 3 the following site is allocated for travelling showpeople accommodation:

- GRT_I_09 (Lakeview, Moreton) – 1 yard

C. Infrastructure requirements

Infrastructure requirements must be delivered at a rate and scale to meet the needs that arise from the proposed development, in accordance with the Infrastructure Delivery Plan.



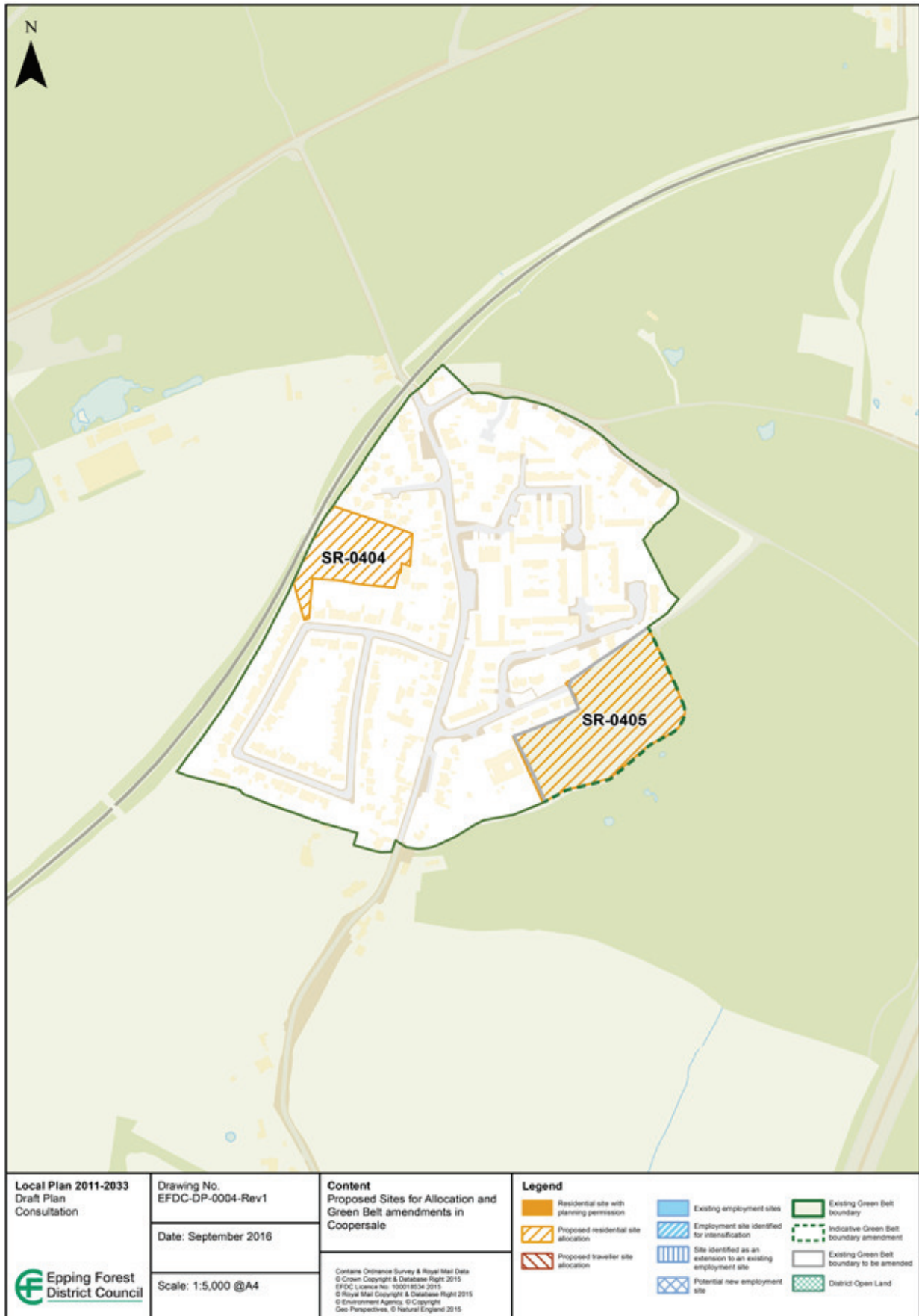
Moreton



The Nags Head Moreton

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Figure 5.22 Site allocations for Coopersale



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