



EFDC
/
CONCEPT
FRAMEWORK
PLAN
/
WEST ONGAR

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V1	26.08.2024	Draft
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CONTEXT

- Executive Summary
- Site Context
- Townscape and Street Characteristics
- Landscape Character
- Opportunities and Constraints
- Connection to Local Area



Executive Summary

This document outlines the vision and framework to guide development within the West Ongar Concept Framework Plan Area, which is allocated under the Epping Forest District Local Plan 2011-2033. Its goal is to shape proposals that will emerge through subsequent planning applications for the allocated site, ensuring they align with the Ongar Neighbourhood Plan and Ongar Design Guide, and also the placemaking principles and design parameters detailed within this document.

The development of the Framework adheres to the Policy Requirements of the Epping Forest District Local Plan 2011-2033, which allocates the land for residential development.

The site is located to the north of the town of Chipping Ongar, near the Four Wantz roundabout, and benefits from convenient access to the surrounding highway network. Two new entrances to site will be provided along the A414 and High st.

The design principles set out in this Framework document are informed by a variety of technical assessments conducted during consultations and engagements at key stages of the scheme. The site constraints and opportunities have been thoroughly evaluated and discussed with key stakeholders and local groups through framework meetings, quality review panel and public consultation events.

The future planning applications for the framework site should be in general accordance with the framework, principles, and parameters set out in this document, which affords flexibility to allow for the effective design and layout of the site at the detailed design stage of the planning process.

The framework masterplan will be an important material consideration in the determination of future planning applications. It will be a landscape led masterplan which responds to the immediate context of the site while creating a sustainable community with focus on green and blue infrastructure at its heart.

This document has been produced to inform the development of future planning applications for the West Ongar Concept Framework Plan Area. This will ensure that any proposed development acknowledges the Council's vision, Local Plan policies and guidance including the Ongar Neighbourhood Plan and Ongar Design Guide, and supports the delivery of the District's housing needs whilst protecting the site's heritage and setting.



Site Context

The Concept Framework Plan site will be integrated within the local area. Two new entrances will be located off the A414(Epping Rd) and High Street with a proposed pedestrian link connecting both sites. The development provides new public open spaces, SuDS features, play space, and new homes with a mix of tenures.









The site is located to the northern section of Chipping Ongar. It is approximately a 14min walk to the High Street. To the south-west of the site, the landform gently changes into rolling rural countryside of Essex.

The site encapsulates an overall area of 5.91 hectares with the Local Plan allocating approximately 234 dwellings.

The site has two allocations and is split physically into two distinct parcels, ONG R1 Lands West of Ongar and ONG R2 Land at Bowes field, whilst the site has two parcels the key aim for the design was to ensure the scheme was brought forward as an overall co-ordinated masterplan.

The site design prioritises pedestrian movement. The entrance to the High Street is strategically located to allow for a 5-10 minute walk to key local amenities, transport links and local schools.

KEY

-  Concept Framework Plan Boundary
-  Main Road
-  Railway
-  Buildings
-  Cultural / Functional Facilities
-  Bus Stop
-  Public Green Space
-  Retail units



Site context map

1 Ongar Castle
2 Ongar Primary School

3 The Ongar Academy
4 Ongar Leisure Centre

5 Tesco Esso Express
6 Sainsbury's

7 Great Stony Park
8 Ongar Health Centre

Townscape and Street Characteristics

New buildings will be designed to respond to the local palette of building materials, and pick up on the street patterns of the town to ensure the development proposal aligns with the Ongar Design Guide and is contextually in keeping with the built & street character of Chipping Ongar.

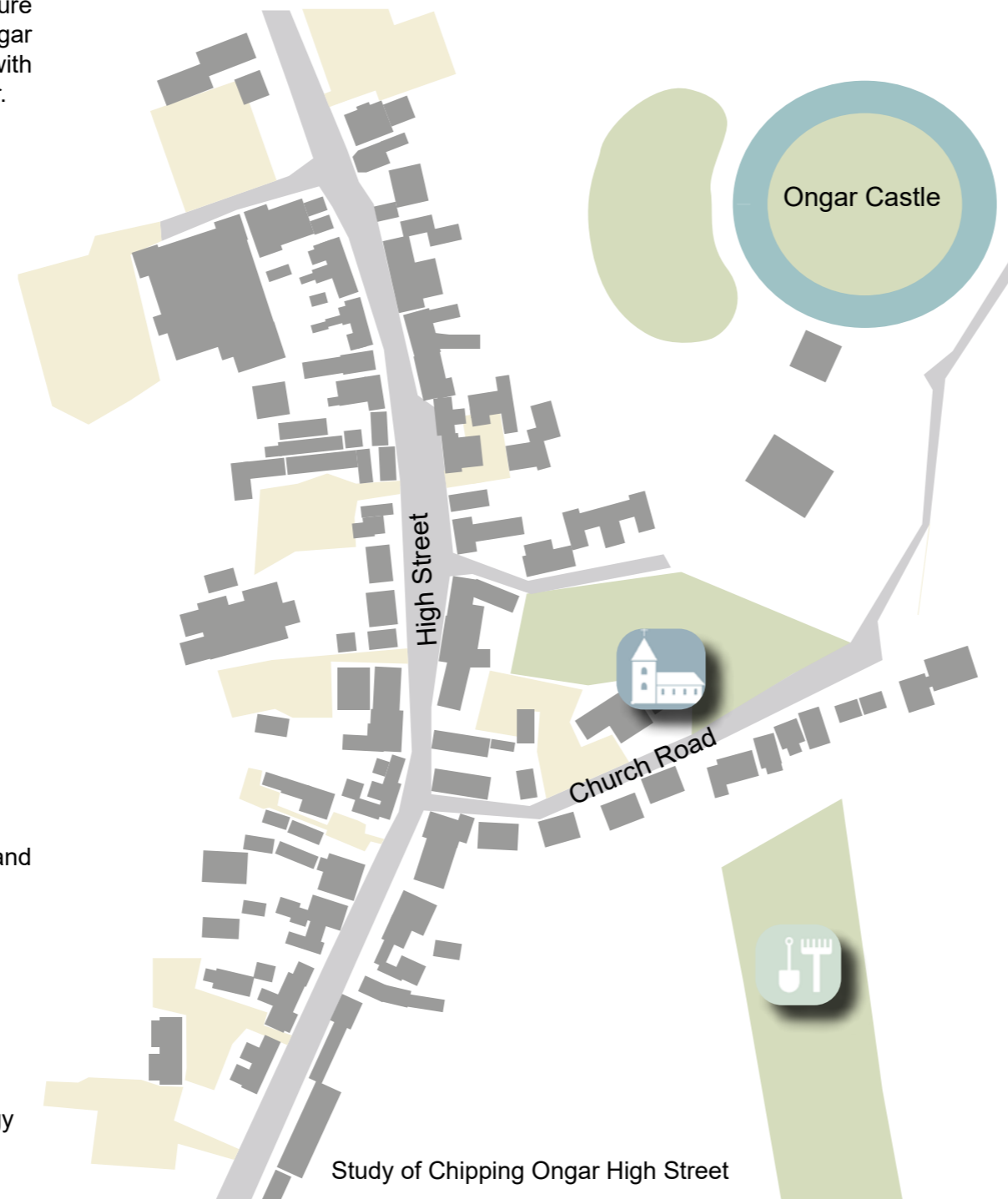
Key Townscape Characteristics

Analysis of the town shows :


- Views are revealed
- Views are framed
- Evolved over time
- Sense of place
- Streets are compositions
- Variety of character
- Mostly 2 storey with some 3 storey in significant locations
- Key, Vista Stop and Gateway buildings
- Clear hierarchy of streets
- Courtyards behind frontages
- Undulating building lines
- Steep roof pitches and varied ridge lines

Key High Street Characteristics

1. Dwellings with varied front garden sizes and back dwellings on back edge of pavement
2. Terraced housing with rear court parking
3. Undulating building line
4. Mostly 2 storeys - some with attic rooms
5. Compressed and expanded street typology
6. Limited parking in front of buildings



KEY

 Existing rear parking courts



Dwellings on back edge of pavement



Terraced housing with rear court parking



Undulating building line



Mostly 2 storeys - some with attic rooms



Tight knit streets










Limited parking in front of buildings

Landscape Character

The development design will follow the landscape character of the South Suffolk and North Essex claylands, and Chipping Ongar itself. This will lead to the development being integrated into the sites landscape context. The site, whilst greenfield land, has been removed from the Greenbelt.

Chipping Ongar Landscape Character

-  • Tranquil countryside, small-scale settlement pattern
-  • Plot landscape with traditional frontages
-  • Field hedgerow & mature deciduous trees
-  • Narrow rural lanes, lined with trees & species-rich verges
-  • Orchard, meadow, woodland
-  • Open green space with meadow & natural trees
-  • Ongar castle, Medieval Norman castle



An Essex Town: Ongar High Street. By E. Eason, 1943



Chipping Ongar, Essex. By George Herbert Rose (1930 - 1953), oil on canvas



Chipping Ongar, Essex. By Robert W. Hill (1932–1990)

Historic Fabric

The design will respond to the historic settlement & field pattern to:

- Conserve and enhance the existing hedgerow pattern and strengthen through proposed planting using local provenance species where possible;
- Conserve mature and veteran trees within fields and hedgerows as key landscape and ecological features;
- Establish species rich field margins within arable fields as an important nature conservation habitat;
- The historic field pattern will help to inform design alignment and general layout

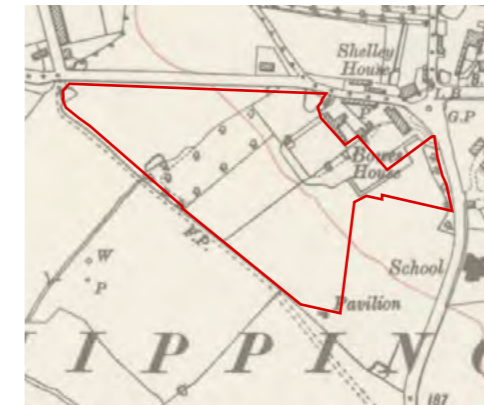
Chipping Ongar, Historical Maps



1873



1895



1915



2020

Opportunities and Constraints

The scheme will respond to the existing constraints and opportunities which include the following:















Opportunities:

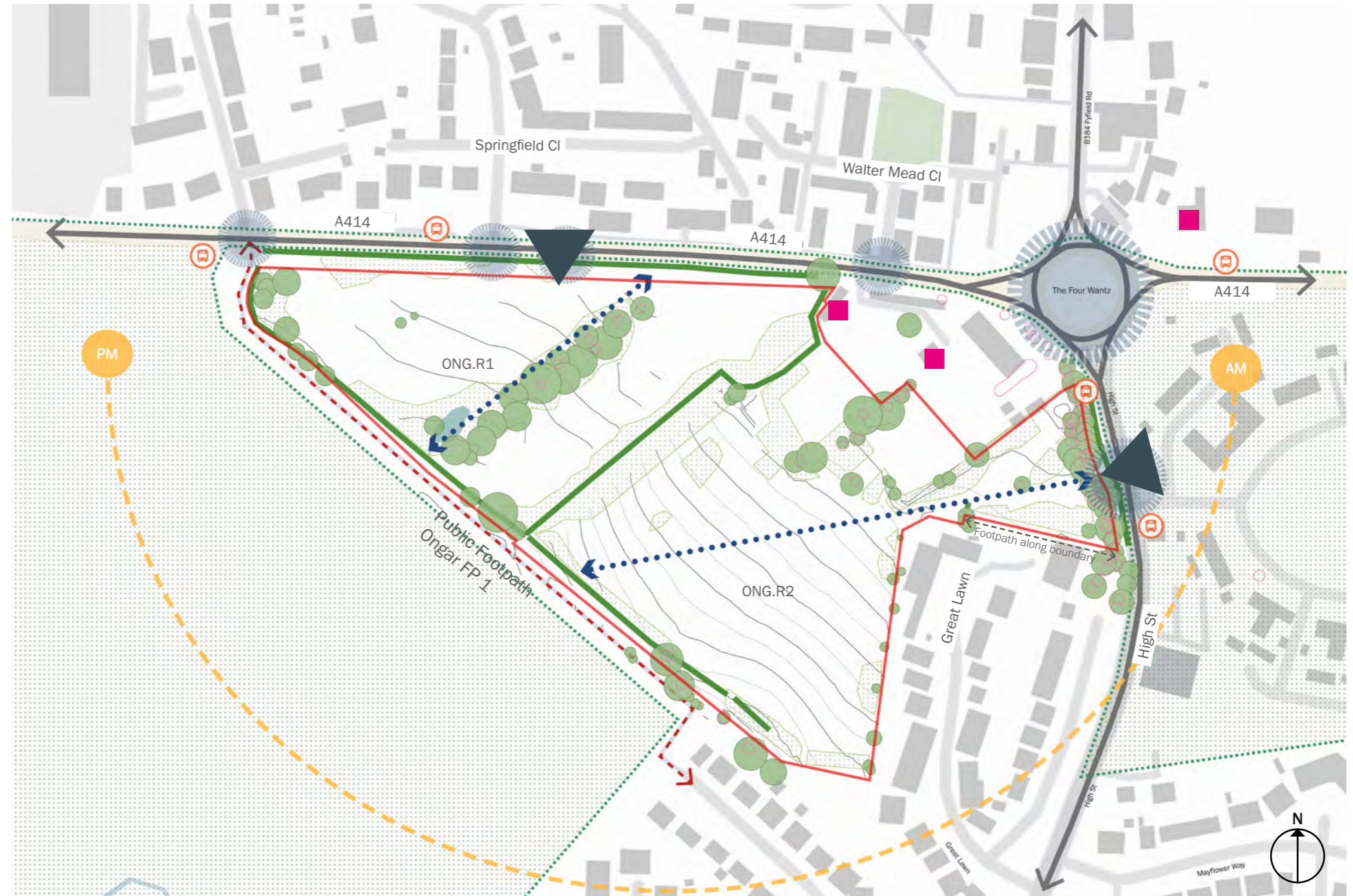
- Preserve & enhance views to the wider rural countryside by taking advantage of the gentle sloping landform.
- The proposals will work with the natural topography of the site where possible.
- Respond to local town & building character and materials.
- Incorporate existing trees, hedges and habitats
- Maintaining and enhancing the connection to the PROW.
- Improve cycling & pedestrian connection.
- Utilise existing drainage discharge routes where possible.
- Creating a landscape led scheme responding to the immediate context and site attributes.

Constraints:

- TPO trees
- A414 traffic noise
- Adjacent properties overlooking
- Impact on surrounding visual receptors
- Listed buildings in proximity of the site

KEY

	Concept Framework Plan boundary
	Key views
	Neighbouring buildings
	Public Right of Way (PROW)
	Main vehicular junctions
	Bus stop
	Existing trees / TPO trees (pink circle)
	Existing hedgerow
	Existing dense scrub
	Public Green Space
	Green Belt
	Topography / contour lines
	Listed buildings
	Site entrance



Opportunities and constraints plan

Connection to Local Area

The framework site is well connected and within walking distance to the key local amenities and high street.

- Primary school: Approx. 15min walking on the circuitous walking route when no crossing is proposed and 4 min drive.
- Secondary school: Approx. 11min walking and 2 min drive.
- High St: Approx. 15min walking and 4 min drive.
- The lack of west-east pedestrian connection to the PROW is an issue.
- The lack of crossing point along the A414 makes crossing difficult & dangerous.

The development will prioritise and encourage walking over car use. The creation of new pedestrian links within the site and enhanced connection to the wider town is part of the overall development proposals.

As part of separate discussion between ONG.R1 (This Land), ONG.R2 (City & Country), ONG.R4 (Persimmon), Essex County Council Highways and Epping Forest District Council, a Movement Strategy has been devised. Amendments will be proposed to the Ongar Movement Strategy once further detail is provided to form entrances to the Concept Framework Plan site.

While the Concept Framework Plan was being drawn up with a new bus operator, Central Connect has taken over public transport operations adjacent the site. The key number 20 bus route, with links to Epping Tube station and Harlow has been doubled in frequency and extended into the evening and a new bus fleet is being introduced. The operator has plans to expand its operations further in the district as the Harlow Garden Town sites come on stream over the coming years.

- KEY**
- Concept Framework plan boundary
 - 🚌 Bus stop
 - - - Existing PRoW



Plan shows key existing local amenities

FRAMEWORK

The Concept Framework Plan is for a single area with two differing land ownerships/site allocations from the EFDC Local Plan. The framework has been produced to give clear guidance and design approach to the overall scheme.

- The Vision
- Design Evolution
- Framework Masterplan
- Movement Strategy
- Green and Blue Infrastructure Strategy
- SuDS Strategy
- Biodiversity Enhancement Strategy
- ONG R1 & R2 Character Areas Overview
- Sustainability Strategy

- ONG R1 - Illustrative Masterplan
- ONG R1 - The Orchard
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- ONG R2 - Illustrative Masterplan
- ONG R2 - Key Design Considerations
- ONG R2 - Entrance Gateway
- ONG R2 - Village Green
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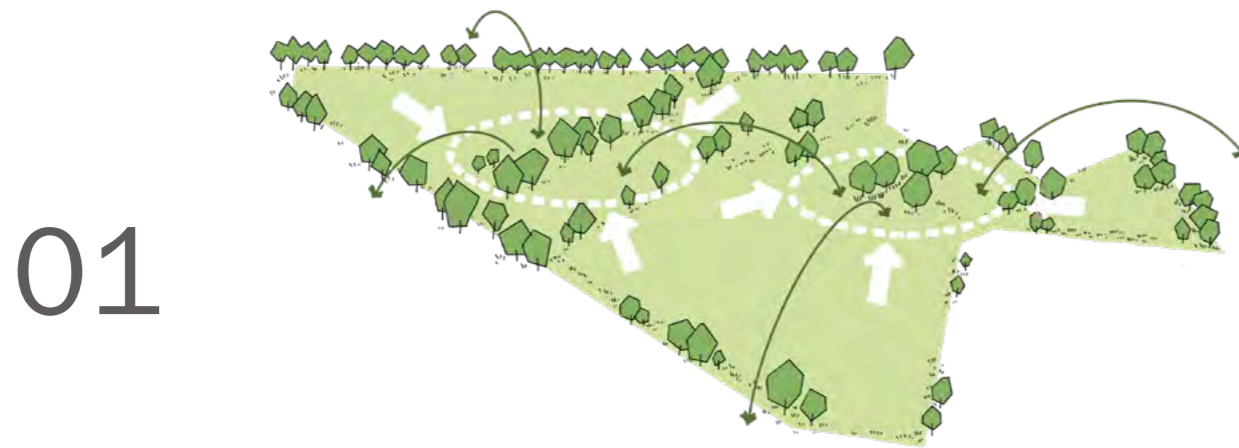


The Vision

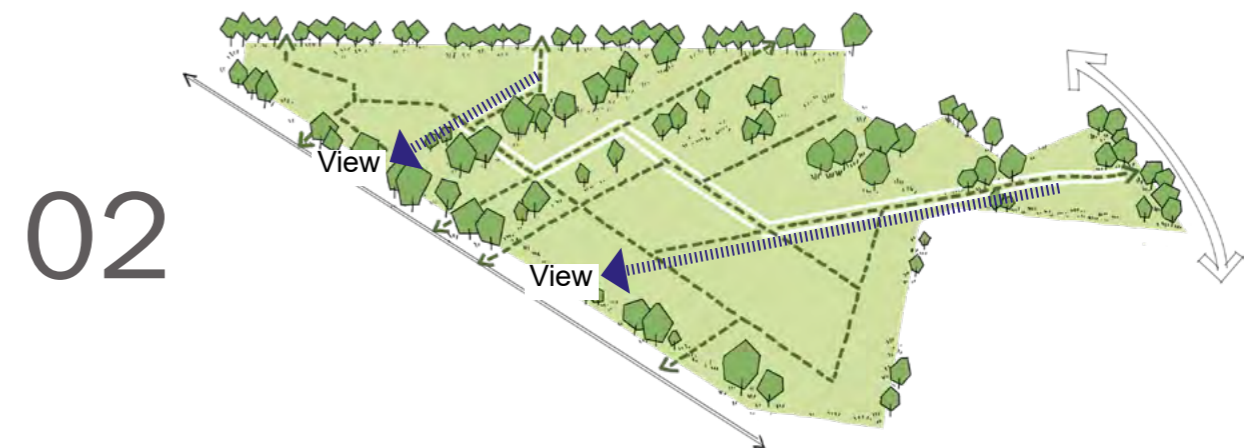
A landscape-led masterplan that respects the unique character of the town, retains & enhances existing natural features, and prioritises community cohesion. It promotes walkable neighbourhoods and seamless integration with the town setting and surrounding green infrastructure.

- 01 Community living
 - Social Interaction
 - Productive Landscape
 - Outdoor Living
- 02 Active travel
 - Low Speed Routes
 - Street Hierarchy
 - Active Travel

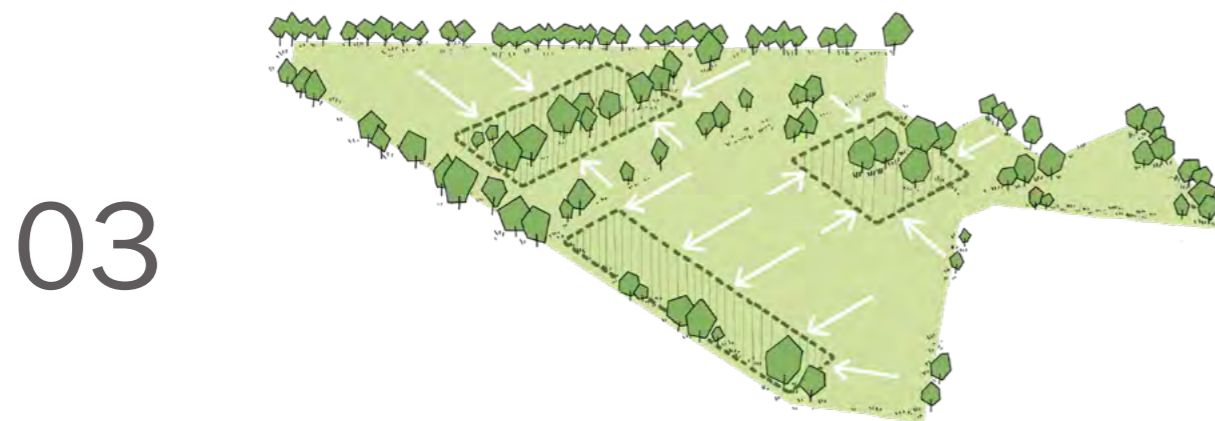
- 03 Connection to nature
 - Community Spaces
 - Recreation Areas
 - Active Lifestyle
- 04 Sustainable new homes
 - Energy efficient
 - Local Character
 - Sustainable & Accessible



Residential community based around the concept of healthy living, connectivity, and local neighbourhoods.



A range of off-site improvements to roads to improve pedestrian safety. Layout design to encourage active travel with a network of pedestrian routes to prioritise walking over car use.



Public spaces connect people more closely to nature to create a visually appealing and climate-resilient scheme.



Sustainable new homes combine local building character and materials with mix of tenures, typologies, and densities.

Design Evolution

The scheme developed through discussions with EFDC, the district's Quality Review Panel, Essex County Council Highways, local councillors and members of the public. Simple block plans were developed to encompass opportunities and constraints. The scheme was co-ordinated to ensure water run off was retained on site (where possible) and responded to trees, habitat surveys and levels. Boundaries that link to the wider context were reviewed to ensure the scheme retained a sense of place but also sat comfortably within its immediate surroundings. A quality review panel culminated in the final conceptual iteration.

Comments incorporated from the Quality Review Panel feedback include:

- Incorporation of key performance indicators to cover energy efficiency and other measures
- Specific ecological habitats will be provided such as areas for slow worms. Swales will manage rain-water and also increase biodiversity
- Although separate in ownership, the scheme has been enhanced to deliver a joint approach whilst responding to their own unique character, such as the green square in ONG.R2 and the orchard in ONG.R1
- Improved pedestrian connections between the two sites
- Development of street hierarchy
- Reduction in the quantum of development to one that reflects housing need, urban character and the sustainable location
- To respond to the character of local streets and architecture, pitched roofs remain the dominant roof profile, allowing solar panels to be orientated towards the sun in order to maximise solar gain and provide an interesting roof scape

The layout for ONGR 1 was enhanced to better respond to the local character, including:

- Key view of orchard space when entering site
- Narrowing of roads and surface finishes at key junctions
- Stepped frontages introduced to building lines
- Better defined courtyards
- Turning heads reduced and pulled away from the southern edge

The layout for ONGR 2 was largely well received, and minor alterations have been made to the north and south to respond to the Panel's comments.

Adjustments made following public consultation feedback include:

- A reduction in the amount and density of development, including a reduction in the number of apartments shown.
- Carefully considered the relationship between the existing properties at Great Lawn and the proposed new homes. Larger 2 storey detached homes with gardens are now proposed to back onto the gardens of these properties, where previously up to 3 storey apartments were shown with parking.
- Increased extent of public open space to the southern boundary and a reduction in the number of properties along the countryside edge, to help reduce the impact on Mark's Avenue neighbours.
- A review of storey heights was undertaken. Areas backing onto adjacent homes will now be limited to a maximum height of 2 storeys. Properties of up to 3 storeys are proposed in limited areas of the site to aid placemaking. Heights of up to 2.5 storeys are proposed elsewhere, including along the countryside edge to the south, where the new homes will be set back from existing properties.
- Strengthening of the buffer planting between existing neighbouring properties and the new development further to concerns raised over over-looking.



Framework meeting 01



Framework meeting 03



QRP presentation



Public consultation

Framework Masterplan

A landscape-led masterplan that respects the unique character of the town, retains & enhances existing natural features and prioritises community cohesion. It promotes walkable neighbourhoods and seamless integration with the town setting and surrounding green infrastructure.

The Concept Framework Plan is for a single area with two differing land ownerships/site allocations from the EFDC Local Plan. The allocation for the site being 234 homes but as a result of prioritising green infrastructure and sustainable design, a considerable reduction is proposed at approximately 180 homes. The total number of homes will be finalised at the planning application stage.

KEY

1. ONG R1 Entrance
2. ONG R2 Entrance
3. Village Green
4. Orchard Square
5. Countryside Edge green space
6. Landscape buffers
7. Courtyards and Mews
8. Pedestrian link between sites



Location plan



Illustrative masterplan

Movement Strategy

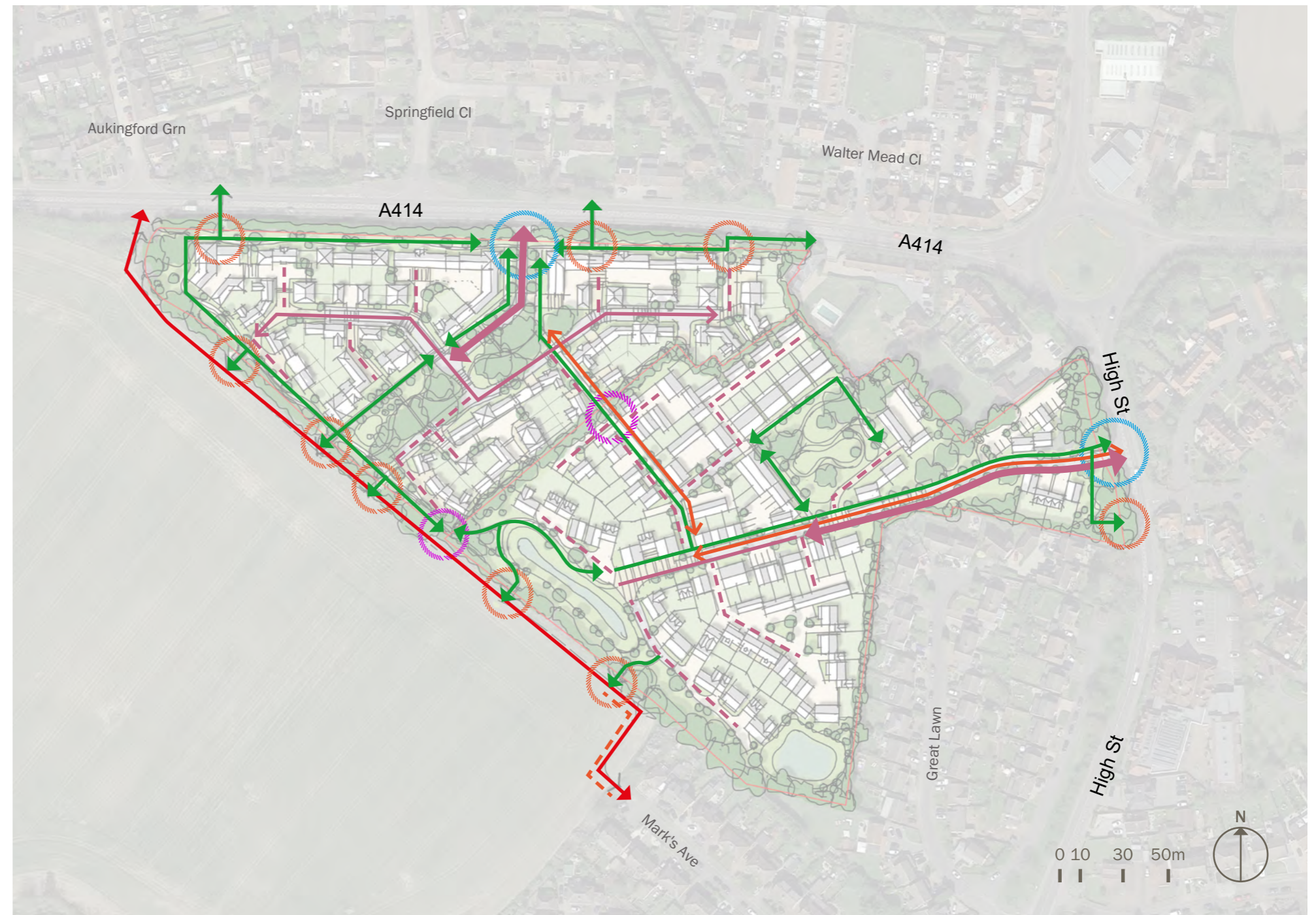
The development will adopt a pedestrian prioritised movement strategy which incorporates tree-lined streets with a network of low speed routes.

Key measures include:

- Tree-lined streets
- Prioritise walking
- Encourage social interaction
- Enhance permeability of the existing PROW link
- No through routes for motor vehicles between R1 and R2
- Low speed street network
- Upgrade movement infrastructure off-site through the Ongar Movement Strategy

KEY

- Primary street
- Secondary street
- - - Tertiary street
- Pedestrian link
- Public right of way
- Cycle link
- - - Potential cycle link through PROW
- ⊙ Connection to adjacent site
- ⊙ Pedestrian access point
- ⊙ Main site entrance



Movement plan

Wider Movement Strategy

As part of separate discussion between ONG.R1 (This Land), ONG.R2 (City & Country), ONG.R4 (Persimmon), Essex County Council Highways and Epping Forest District Council, a Movement Strategy has been devised.

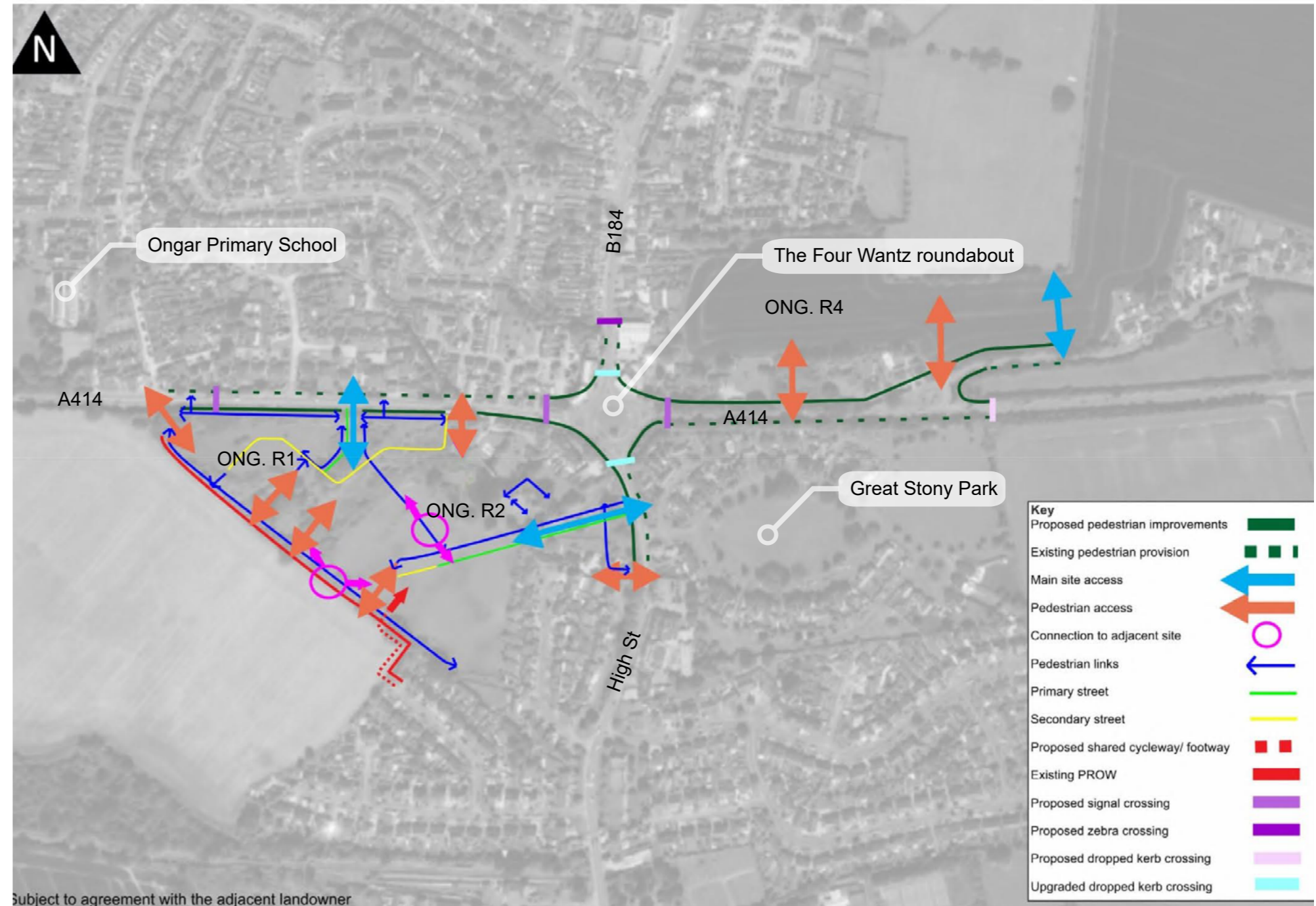
The Ongar Movement Strategy document has been agreed between ONG.R1, ONG.R2, ONG.R4, Epping Forest District Council and Essex County Council. This was subject to public consultation via Persimmon's planning application (ONG.R4).

The Ongar Movement Strategy provides a joined up approach between the three site developers to improve offsite infrastructure. The Ongar Movement Strategy has been consulted on as part of the ONG.R4 site planning application. Further amendments to the proposals will be required to detail the access arrangements to the Concept Framework Plan sites.

In summary, the impact that the future developments will have on the highways network is being considered, and improvements are proposed to enhance highways capacity and pedestrian provision around the Four Wantz Roundabout.

This includes:

- The provision of formal and informal crossing facilities on all four of the roundabout arms.
- Widening of footpaths to a minimum of 2m
- Clearance of vegetation along footways
- Improved guard railing provision
- Highway improvements to increase the capacity of the roundabout for vehicular traffic.



Wider movement strategy diagram

Green and Blue Infrastructure Strategy













The scheme aims to create an integrated network of natural habitats, sustainable drainage, and strategic tree planting. This will increase the quality of outdoor space, improve habitat value & provide quality play provision.

There is also the opportunity to conserve and enhance important existing on site habitats including veteran trees, buffers & hedgerows.

The green and blue infrastructure strategy is broken into 3 key strategies below:

- Urban landscape
- SuDS strategy
- Biodiversity enhancement

KEY

-  Primary green corridor (Formal tree avenue)
-  Secondary green corridor
-  Tertiary green corridor
-  Landscape conservation corridor
-  Ecological corridors
-  Public Right of Way
-  Public Open Space
-  Landscape buffer
-  Proposed Orchard
-  Proposed SuDS feature (indicative)
-  Potential off site SuDS location (indicative)
-  Productive landscape



Green and blue infrastructure plan

SuDS Strategy

Typical SuDS solution



Swale with wetland seed mix & trees








Attenuation basin



Rain garden (adjacent to highway) if space allows

KEY

-  Existing contours
-  Existing pond (dried)
-  Proposed SuDS feature (indicative)
-  Potential off site SuDS location (indicative)
-  Concept Framework Plan boundary



SuDS strategy plan

Biodiversity Enhancement

The design will respond to the existing site ecology & will aim to conserve and enhance the site habitats value and connectivity. Key measures summarised below:

- Retain & enhance existing vegetation where possible.
- Use of native species where possible.
- Careful consideration of maintenance techniques and management of green areas (maximising habitat potential).
- Habitat creation (size, distinctiveness, condition, connectivity and local importance).
- Tree planting for BNG and carbon offset.
- The aim for the design is to achieve at least 10% BNG enhancements through both on-site and off-site measures.



Tree-lined avenue



Native POS tree planting



Specimen tree planting at strategic location



SuDS feature



Species rich grassland



Native hedgerow mix



Existing trees & hedgerows to be retained & enhanced



Existing native trees to be retained



Orchard landscape



Native scrub mix



Bird & bat box



Bug hotel

ONG R1 & R2 Regulating Plan

The Concept Framework Plan outlines key principles and strategies to inform how development should come forward in a cohesive way for the joint site allocations.

However some headline principles are important to highlight as being key to the masterplan structure. These principles are outlined on this regulation plan and they concern green space, landscape buffers and height limitations.

With regards to green spaces, these elements have been proposed due to their safeguarding of existing green infrastructure that should be maintained and enhanced or new green and blue infrastructure that is important for drainage purposes or the enhancement of biodiversity.

With regard to landscape buffers a number of these are also key as they retain or enhance existing green infrastructure or they are important in that they act as a buffer to existing neighbouring development.

In terms of height, as can be seen from the plan, the vast majority of structures on the site will be either two/two and a half storeys in height or single storey for garages or 'car barns'. In some instances, where there is placemaking benefit buildings may be up to three storeys in height. These relatively taller buildings are proposed either to provide enclosure to more formal spaces such as the new Village Green or Orchard, or are located in areas where other homes are typically a great distance away such as along the A414. Homes that align with existing homes at Great Lawn are limited to two storey.

KEY

- Building frontages varied height up to 3 storey
- Building frontages up to 3 storey
- Building frontages up to 2.5 storey
- Building frontages up to 2 storey
- Landscape buffer planting
- Open space landscape



Regulating plan

ONG R1 & R2 Character Areas Overview

A joint approach will be taken to create a variety of distinctive character areas between ONG R1 and R2 site. These include:

- Entrance Gateway
- Epping Road Approach
- Village Green
- The Orchard
- Countryside Edge
- Tight Knit Streets
- Courtyards and Mews



Character Areas - Precedent Images

ONG R1

Epping Road Approach (A414)



Fronted by the existing hedgerow and apartment building, with a formal tree lined avenue extending towards the central POS

ONG R2

Entrance Gateway (High St)



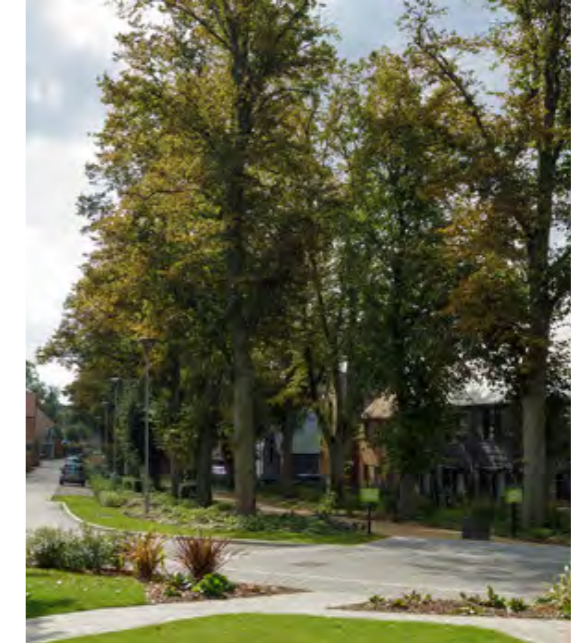
Access through the existing tree belt gateway with a centrally located existing tree as focal point, and extend view towards south-west

ONG R1

The Orchard



Orchard landscape with seating area, play, SuDS and fronted by townhouses



Key existing trees retained to provide an immediate green setting to the street frontages and POS.

ONG R1 + R2

Courtyard and Mews



Homezone street with shared surface

ONG R1 + R2

Countryside Edge



Natural style POS with pedestrian link, trim trail feature, and SuDS

ONG R2

Village Green



Public open space with play, seating, and productive landscape

ONG R1 + R2

Tight Knit Street



Low speed street with terraced housing frontages and pocket green space.

Sustainability Strategy

The development will adopt a sustainable design approach with an emphasis on reducing environmental impact, enhancing community well-being, and promoting efficient resource use.

Epping Forest District Council's goal is to be carbon zero by 2030. Future planning applications will be supported by a Sustainability Statement alongside the Epping Forest District Council's Sustainability Guidance and Checklist, setting out how the development will incorporate sustainable design measures.

As part of the Concept Framework process, key sustainability measures from the Sustainability Checklist for major developments have been considered, including –

Environmental Sustainability

Energy Efficiency, Carbon & Renewable Energy

We are committed to going beyond Building Regulations. The target for the design of the homes will follow these principles:

- No fossil fuel heating systems, with space heating to be from air source heat pumps and heat recovery units to all dwellings. The scheme will be zero carbon ready, with no carbon emissions from fossil fuels on site.
- Solar panels to all dwellings to reduce the demand for off-site power, with 'zero bills' approach to be explored.
- Enhanced air tightness and enhance thermal efficiency to building fabric, with a 40% enhancement in building U values, and the use of triple glazing throughout.
- Water usage to be reduced to 110L per person.
- Use of timber frame construction and other measures to provide a 20% reduction in embodied carbon.
- Total carbon saving of 50% which is above Epping Forest's policy of 35%
- Orientate window opening to avoid overheating in the summer months and providing shading where required.

Green Infrastructure

- This document demonstrates a landscape led approach from the conception of the West Ongar Concept Framework document, with consideration to EFDC's Green Infrastructure Strategy Document given throughout.

- Proposals positively respond to the site and District's distinctive setting, expand and enhance the green and blue infrastructure network, deliver urban greening such as street trees, parks and swales, and improve access to the adjacent Green Belt.

- A biodiversity net gain of at least 10% will be delivered.

Sustainable Movement

- This document demonstrates that the proposals will promote sustainable travel choices to encourage a modal shift (whilst noting the location of Ongar and its constraints such as a lack of train station), improve the local highway network, most notably with a package of enhancements to the Four Wantz Roundabout and its four arms, and ensure permeability and connectivity between ONG.R1 and ONG.R2 and beyond.

- The transport hierarchy has been considered from the outset, striving for a walkable, low-traffic and permeable neighbourhood.

- A full Transport Assessment as well as details surrounding cycle parking and electric vehicle charging will be included in subsequent planning applications.

Circular Economy, Water Management & Waste Management

- In the UK, the largest contributor to waste nationally is the construction and demolition industry where a third of all waste is generated.

- Proposals will maximise the amount of waste being diverted from landfill, with consideration given to how much material can be reused or recycled throughout the construction process.

- Quality materials will be sourced locally where possible to optimise the building longevity.

- Recycling and reuse will be encouraged for future residents.

- The new development will look to reduce the risk of flooding through the use of sustainable urban drainage systems (SUDS), including the use of permeable surfacing wherever feasible, rain gardens and swales.

- The Sustainability Statement supporting any planning application will include a section on the circular economy, water management and waste.

Air Quality

- An Air Quality Assessment will form part of any future planning application submission to ensure that new residents are not exposed to unacceptable levels of air pollution, with consideration given to EFDC's Air Pollution Mitigation Strategy.

Social & Economic Sustainability

Health & Wellbeing / Economic Growth & Job Creation

- The Concept Framework incorporates measures of health and wellbeing, and measures to support economic growth and job creation, including-

- Identified measures to encourage sustainable travel, including attractive recreational footpaths.

- Play spaces for both existing and future residents, including formal play areas and more informal play such as 'play on the way'.

- Homes designed to consider noise pollution, such as retaining a strong landscaped buffer between ONG.R1 and the A414, and between ONG.R2 and the High Street.

- Homes designed to encourage flexible working including space to work from home to reduce carbon emissions and enhance work/life balance.

- The creation of numerous local jobs throughout the supply chain and construction process.

Community Strength & Social Infrastructure

- The Concept Framework ensures that the new development will integrate existing communities with new ones through shared social infrastructure, such as through access and connectivity, walking and cycling provision throughout the development, shared play spaces and the provision of a new village green space.

- A variety of housing types and tenures will encourage a diverse and integrated community.

- Developer contributions will be secured via a Section 106 Agreement which we would anticipate to include contributions towards improvements to local highways, education, sports facilities and healthcare. These will be agreed with Epping Forest District Council at the planning application stage but will help to boost existing social infrastructure in the locality.

ONG R1 - Illustrative Masterplan

The proposal for ONG R1 would seek to provide up to 90 high-quality new homes, including policy compliant affordable housing. The scheme would aim to offer a variety of housing typologies, including:

- 1 and 2 bed apartments
- 2 bed starter homes
- 3 bed townhouses
- Larger 3 and 4 bed family homes

This mix has been led by the Ongar Neighbourhood Plan, and considering its proximity and accessibility to the High Street.

The total number of dwellings proposed for ONG R1 is an 'up to' figure. The mix and total number of dwellings will be determined at the planning application stage.



KEY

- | | |
|--|---|
| <p>1 Entrance building anchoring western approach to site (max 3 storeys)</p> <p>2 Presence created along Epping Road through use of apartment blocks and houses</p> <p>3 Clearly defined entrance</p> <p>4 Retained landscaping forms key view upon entering the site</p> <p>5 Townhouses enclose orchard space</p> | <p>6 Low-rise, dwellings forming edge to adjacent farmland</p> <p>7 Links to Public Right of Way</p> <p>8 Pedestrian and cycle links through to neighbouring development</p> <p>9 Links to proposed crossing points as defined in the wider Movement Strategy</p> |
|--|---|

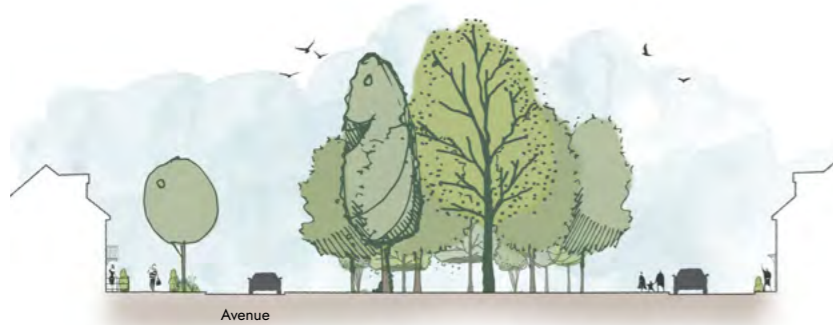


Location plan

ONG R1 Character Areas - The Orchard

- Focal green space centred around existing trees and historic orchard location.
- Pedestrian (formal and informal) and cycle routes fully integrated.
- Variety of houses and apartments, with rear parking courts, creating continuous frontage.
- Potential for up to 3 storey apartment blocks and townhouses.
- Variety of building forms and heights will create visual interest.
- Stepped frontages will seek to create variety in the street scene.
- Key building frontages enclose the Orchard Public Open Space and streets, and direct view and pedestrian route through to the south-west countryside edge.
- Choice of route to and from open space from within the development and beyond.
- Seating and ecology features.

Typical street section



KEY

- ★ Landmark Buildings (max 3 storeys)
- ▲ Gateway Buildings
- ✱ Vista Stops



Design intent



ONG R1 Character Areas - Epping Road Approach

- A mix of apartments and townhouses will form a strong architectural presence along Epping Road.
- Offer an improved approach into Chipping Ongar from the west.
- A prominent building at the western section is proposed as a landmark feature.
- Two entrance building blocks will create a gateway into the proposal from Epping Road.
- Gaps in the building line will offer movement between the site and Epping Road.
- A linear park is located between the frontage and northern boundary landscaping.
- A footpath will run through this corridor, offering a pedestrian route alongside Epping Road.



KEY

- ★ Landmark Buildings (max 3 storeys)
- ▲ Gateway Buildings
- ✱ Vista Stops

Design intent



ONG R1 Character Areas - Mews Courts

- Mix of houses, apartments (and potentially coach houses) arranged around an enclosed rear mews court which reflect the rear parking court arrangement of the Chipping Ongar High st.
- Emphasis on placemaking and creating spaces for people.
- Front doors within the mews will create activity.
- Windows and balconies should offer passive surveillance and reduce crime.
- Variety of building heights and forms to create visual interest.
- Shared surface treatments using robust hard landscape materials.
- Spaces defined by building frontage, parking barns and brick walls.
- Low-level planting and trees for landscape relief, as well as seating.
- Potential to create pedestrian links to enhance permeability.
- Varied parking typologies including undercroft and parking barns.



Design intent

KEY

- ★ Landmark Buildings (max 3 storeys)
- ▲ Gateway Buildings
- ✱ Vista Stops



ONG R1 Character Areas - Countryside Edge

- Low-rise, detached houses overlooking rural south-western boundary. A similar approach is adopted on ONG R2, providing continuity.
- Staggered building line to offer informal edge.
- Private drives will serve limited development, reducing vehicle movement along this sensitive edge.
- Linear green space located between frontage and existing boundary landscaping.
- Pedestrian route located through green corridor, overlooked by building frontage. This will make a connection through to ONG R2.
- Gaps in the building line will offer movement between the site and existing PRoW.

Typical street section



Design intent



KEY

- ★ Landmark Buildings (max 3 storeys)
- ▲ Gateway Buildings
- ✱ Vista Stops

ONG R1 - Central Open Space Design Intent



Formal orchard grove with seating area



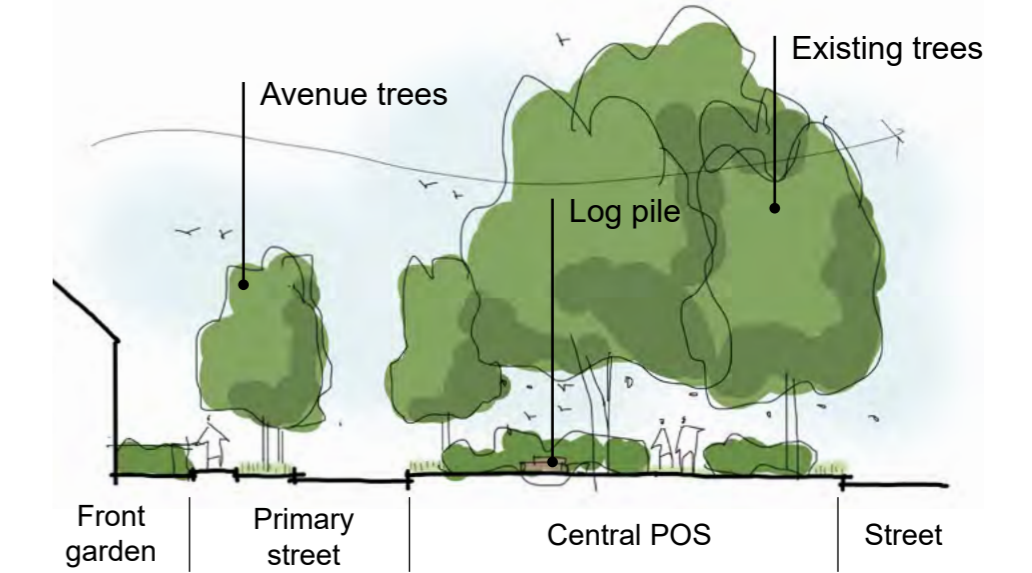
Existing tree and vegetation retained for biodiversity



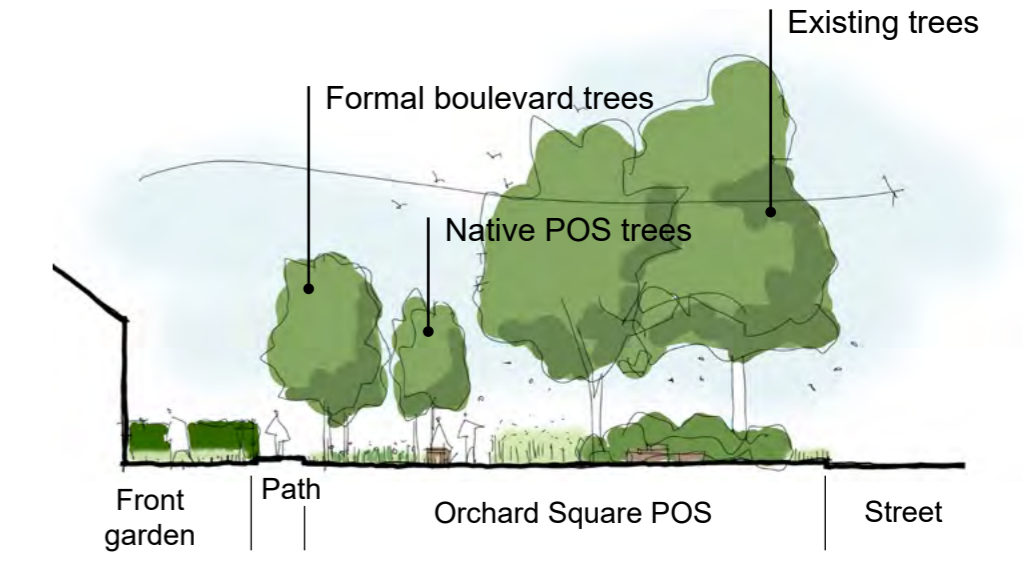
Play on the way, seating at key junction point



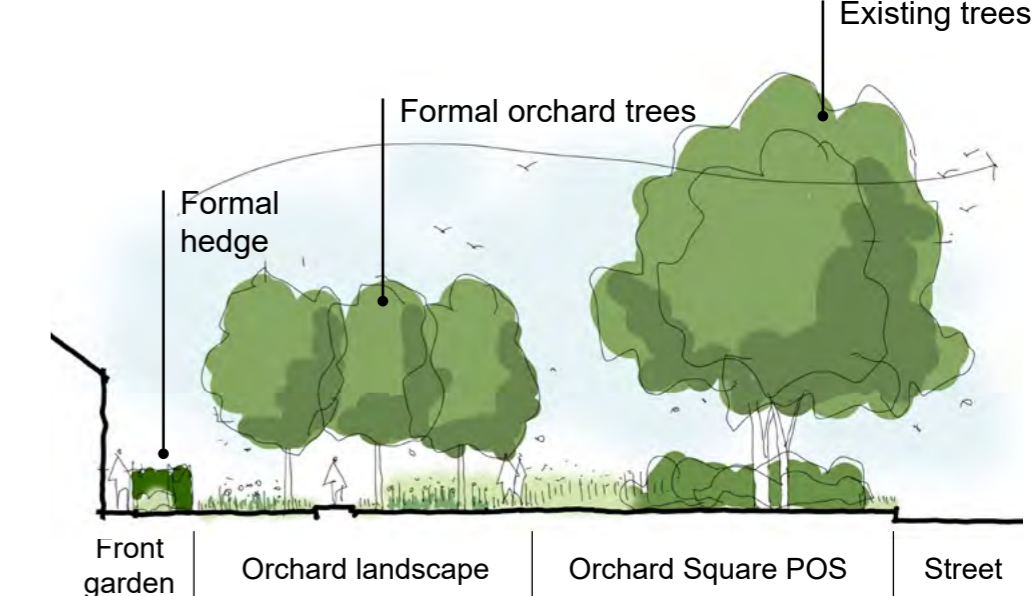
Landscape design indicative only, subject to survey information & further layout development



SECTION CC'



SECTION BB'

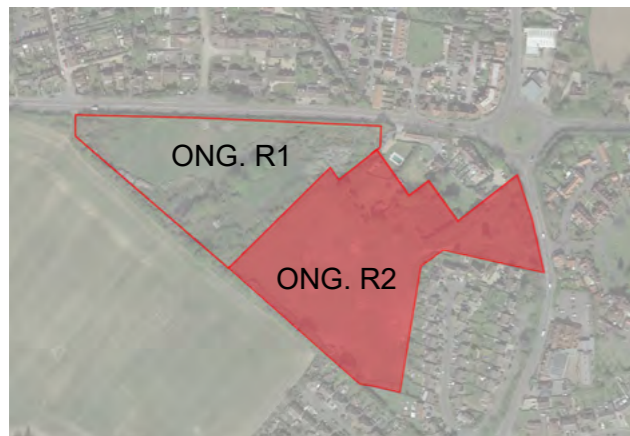


SECTION AA'

ONG R2 - Illustrative Masterplan

The design of the housing layout for ONG R2 began with analysis of the site and its surroundings, in particular the Chipping Ongar Conservation area. This, combined with the long views from the north east of the site, through towards the south west countryside edge, where the main access is located, led to the design of a tight knit primary road running diagonally through the site. In addition, the large, mature, trees that exist on the site provided an opportunity to create a community garden and retain those trees in the northern part of the site.

The site slopes from north to south affording views towards the wider rural countryside. The housing layout has been designed to be more concentrated in the northern part of the site and more dispersed on the southern edge where it meets the countryside. It is in this part of the site that the sustainable urban drainage features and wildlife areas are located.



Location plan



KEY

- 1 Gateway building anchoring eastern approach to site
- 2 Grand buildings enclose Village Green Public Open Space
- 3 Tight Knit street framing view towards countryside edge
- 4 'Living street' type courtyard
- 5 Dispersed buildings to POS frontage
- 6 Robust landscape buffer to edge of development

ONG R2 - Key Design Considerations

The key design principle of the scheme is to maintain the view into the rural countryside beyond, this helps to preserve the tranquillity of the landscape and provides a foundation for the rest of the scheme.

Existing structural planting to the sites south western and north eastern boundaries will be retained and enhanced to minimise visual impacts, protect heritage assets and create part of a robust, defensible Green Belt boundary. The key existing trees on site will also be retained and protected during site work to help deliver a successful biodiversity net gain scheme.

An integrated network of natural habitats, sustainable drainage, and tree planting will be delivered on site to create a high-quality landscape scheme with an emphasis on well-being, ecological and amenity value.



The proposal for ONG R2 would seek to provide approximately 90 high-quality new homes, including policy compliant affordable housing.

The mix and total number of dwellings will be determined at the planning application stage.



Illustrative model view from south showing the proposed design features

KEY

-  Key pedestrian access points
-  Cycle access point

ONG R2 Character Areas - Entrance Gateway

- Woodland gateway access.
- Landmark building flanking the entrance drive.
- Existing tree creates a feature focal point.
- Direct view towards the countryside edge.
- Variety of houses and apartments, strategically positioned to reduce potential visual impact to existing settlement.



Photo of focal point existing tree



Existing trees fronting the High St



Meandering access route with existing tree as feature focal point



Illustrative model view of the Entrance Gateway character area

KEY View Access Character area zone

ONG R2 Character Areas - Village Green

- Building enclosure to give a formal 'garden square' style spatial definition.
- Key existing trees retained to form immediate green setting to POS.
- Incorporate natural style play elements
- Opportunity to create productive community garden landscape feature.



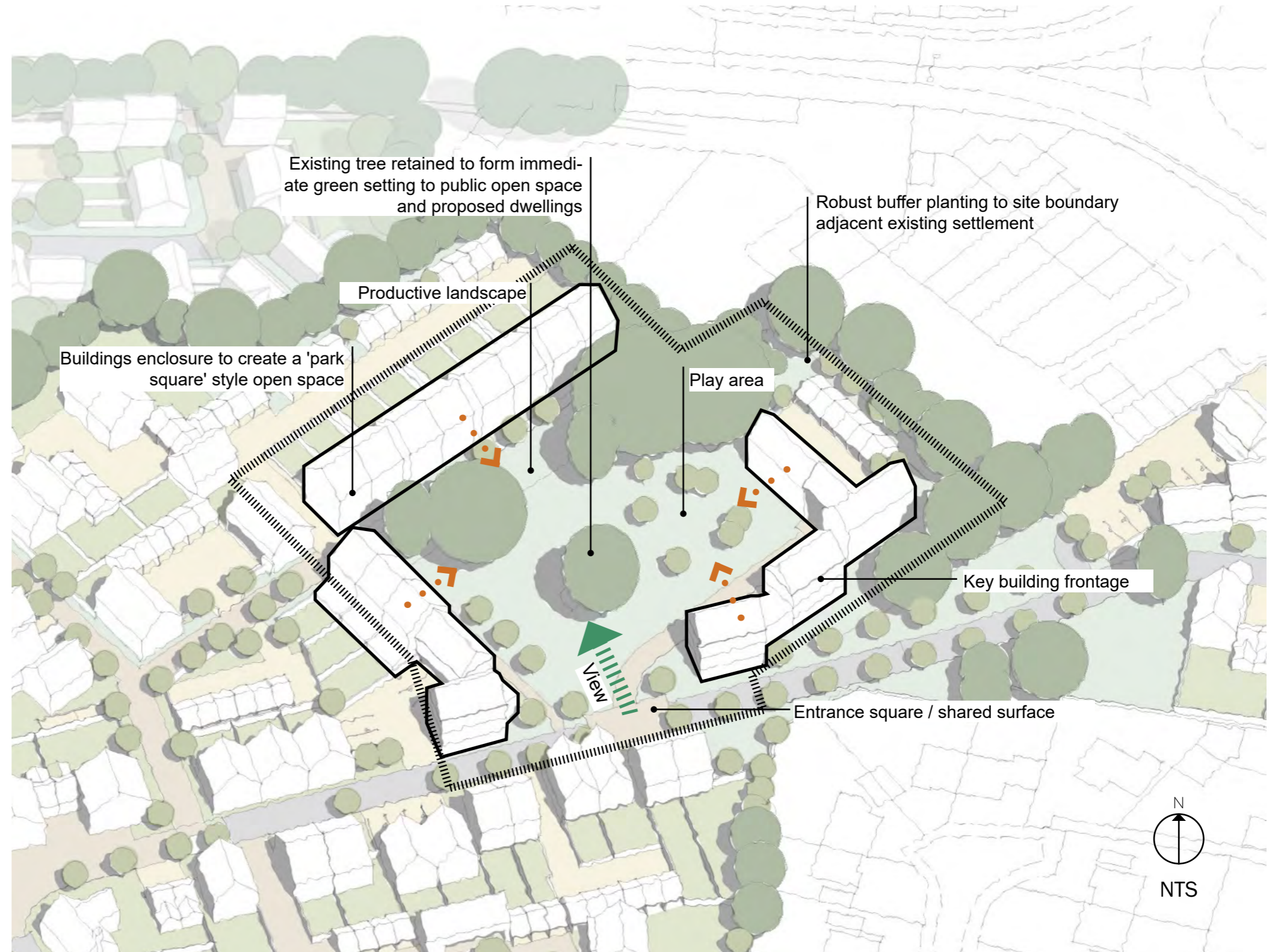
Existing trees retained within POS



Garden square style open space



Multi-functional open space with seating areas, play and productive landscape features



Illustrative model view of the Village Green character area

KEY View Views from building Character area zone

ONG R2 Character Areas - Tight Knit Street

- Stepped building frontages to reflect local building & street character.
- Shared surface square at key junction points
- Secondary street tree planting where space allows.
- Direct view towards countryside edge, view opens up to south-west.
- Robust evergreen defensible planting to plot frontages.



Stepped building frontages with planting



Shared surface square at key junction points



Illustrative model view of the Tight Knit Street character area

KEY View Access Character area zone

ONG R2 Character Areas - Countryside Edge

- Dispersed building frontages to portray the character of countryside edge settlement.
- Informal tree placement along the plot access to blend into the POS landscape.
- Natural style POS with native planting palette and SuDS features.
- Access will be provided to connect with the existing PRoW and ONG R1 site.
- Informal style plot frontage planting with predominantly herbaceous and grass species.

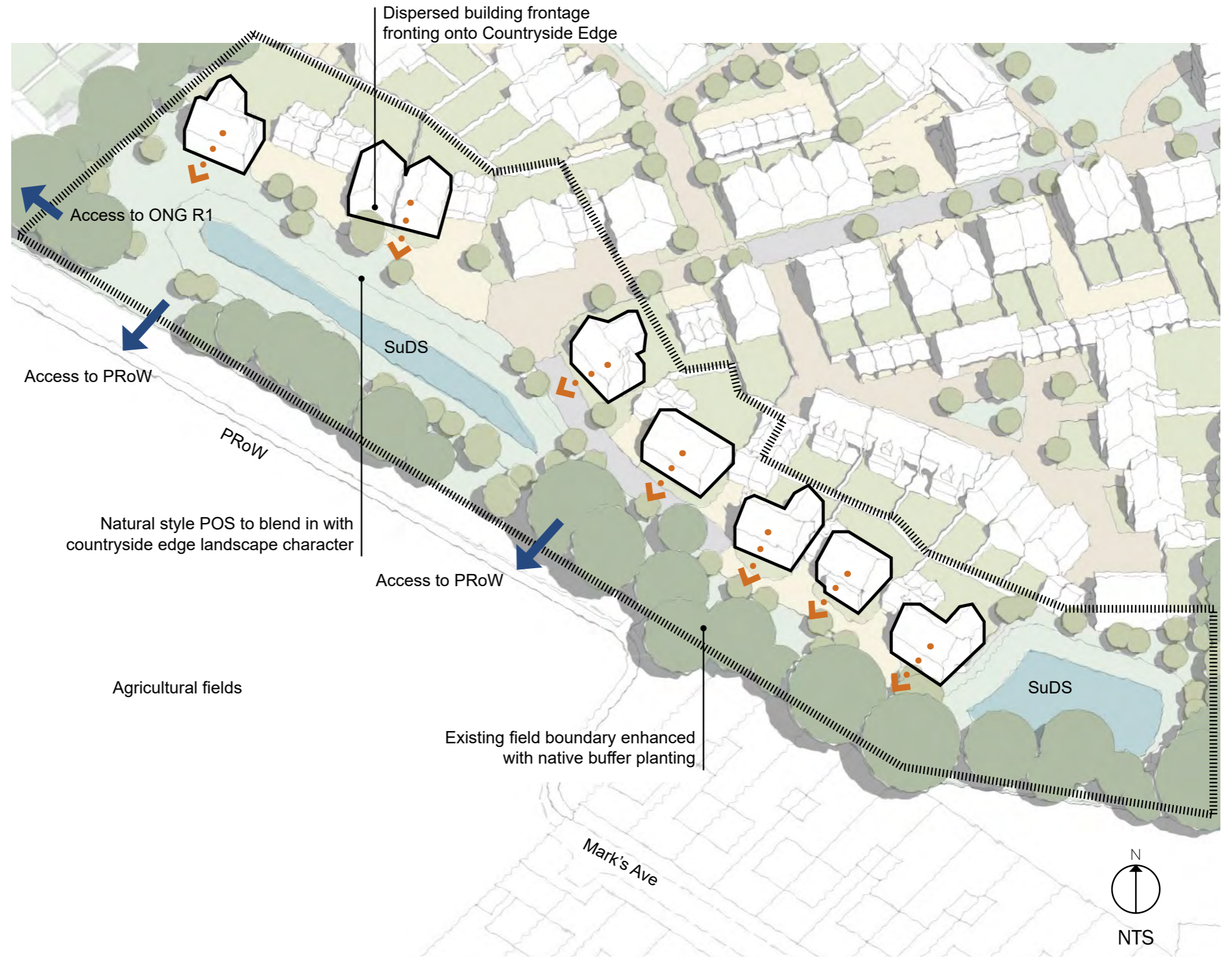


Illustration of natural style landscape



Example of countryside edge frontage (Manningtree Park by City & Country)

Illustrative model view of the Countryside Edge character area

KEY View Views from building Character area zone

ONG R2 Character Areas - Courtyards and Mews

- Low speed Mews streets & courtyards with traditional Mews street character.
- Rear parking courts and stables to reflect the classic Georgian/Victorian terrace style.
- Small to medium size tertiary street tree planting where space allows.
- Plots strategically arranged to ensure passive surveillance.
- Robust evergreen plot planting with seasonal interest.





Small to medium size tertiary tree planting



Mews streets/courtyard with shared surface and incidental planting



Illustrative model view of the Courtyard and Mews character area

KEY  View  Views from building  Character area zone

ONG R2 - Key Buildings Model

New buildings will be designed to respond to the local pallet of building materials, to ensure they weather and age gracefully and become part of the landscape. The layout will respond to street patterns of villages and small towns in the region and provide informal places to meet and interact.



City & Country development examples

Key

- Landmark Buildings
- Gateway Buildings
- Vista Stops



Illustrative model view from south showing the key buildings model

ONG R2 - Street Typologies Model

The ONG R2 street typologies are developed based on the principles outlined in the site-wide framework movement strategy. The proposal aims to create a network of pedestrian prioritised streets, each with distinctive characteristics.




ONG R2 draws inspiration from the fabric of local streets and the classic arrangement of mews and courtyards. The street typologies include:

- Streets
- Shared Surfaces
- Courts and Mews

Soft landscaping will be strategically designed to complement the character of each street typology. For instance, avenue trees are proposed along the entrance gateway, while in shared surfaces and mews courtyards, secondary and tertiary trees will be introduced to provide vertical greening to the streetscape.

The three typologies on the drawing and key may be further sub-divided into the definitions shown by the black circles and described on the following page.

Key

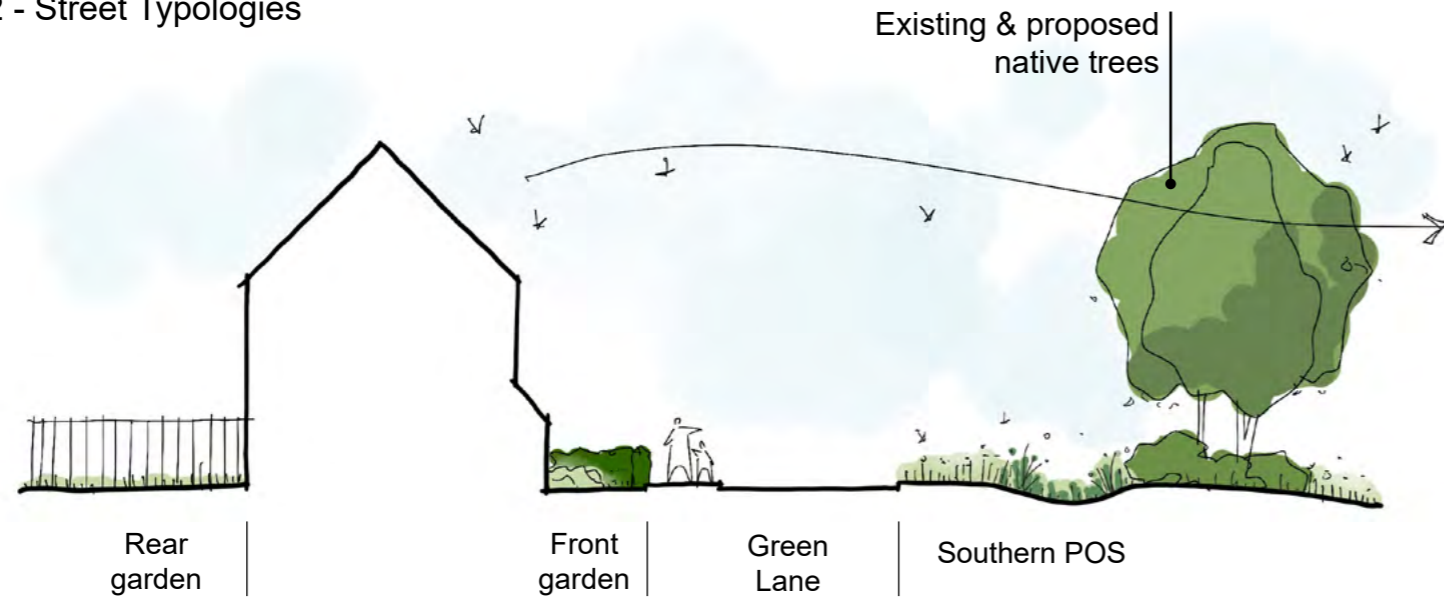
-  Streets
-  Shared Surfaces
-  Courts and Mews

1. Green Lane
2. Living Streets
3. Tree Lined Streets

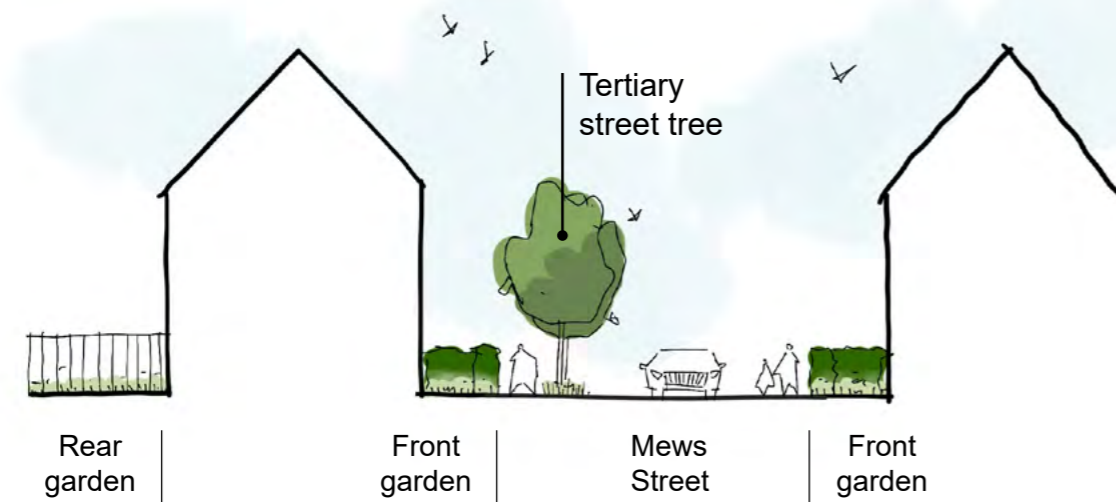


Illustrative model view from south showing the street typologies

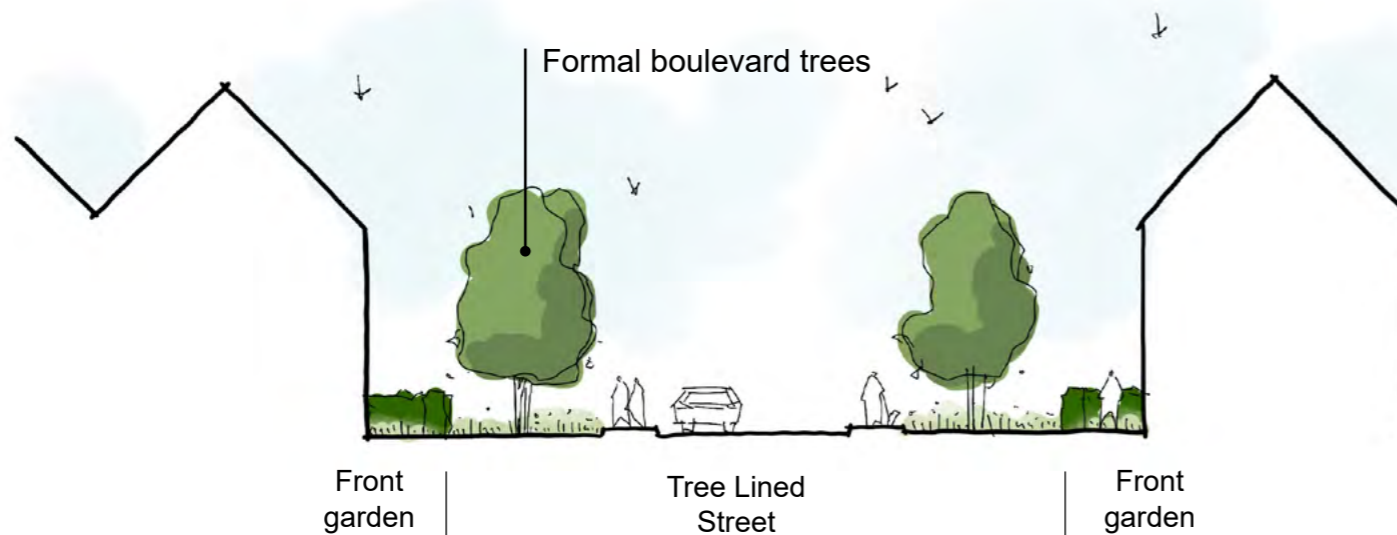
ONG R2 - Street Typologies



Typical Green Lane section - NTS



Typical Mews Courts and Living street section - NTS



Typical Tree-lined street section - NTS

1

Green Lanes

Green Lanes are found on the edges of the development where the built form meets the Green Infrastructure - Green corridors, Buffer Planting, Parkland, Countryside etc. Green Lanes branch off Tertiary Streets and have a footway on the built side only. Lighting must be agreed with EFDC.

Green Lanes may be bonded gravel, or permeable paving where a 'soft' edge to the development is required. Timber knee rails may be used to prevent vehicles from parking on the grass.

2

Mews Courts and Living Streets

Traditionally a Mews street or court was behind a grand terrace of houses and was where the carriage and horses were accommodated. Typically a Georgian or Victorian terrace faced onto the equivalent of a tertiary or secondary street and the mews buildings formed a minor street behind and parallel. These courts can be planted to create an informal, traffic-calmed shared space.

3

The Tree-Lined Streets

The Tree-Lined Streets are wider than those without trees. The example illustrated on this page show a street with trees on both sides but in other cases trees may be on one side of the street only.

Street trees will bring seasonal variety and colour to the streetscape and help create a sense of place. They will also help to create different character areas.

IMPLEMENTATION

- Consultation and Engagement
- Housing Mix
- Phasing and Infrastructure
- Stewardship



Consultation and Engagement

The consultation and engagement strategy serves as an integral component of the Concept Framework Plan and the strategy is in line with the requirements for engagement set out in the Council's 'Concept Framework Masterplanning Briefing Note'. This collaborative process ensures that stakeholders are actively engaged in shaping the project's direction and that the scheme aligns effectively with the needs and aspirations of the local community. An engagement report is prepared following the consultation event.

In addition to the public exhibition event held on 11th September 2024, an online public consultation event and website was running for a 4 week period, up until the 8th October 2024. The level of engagement was high with 124 written responses received and many more attending the public exhibition event. The Concept Framework document has been reviewed and adjusted following the public consultation feedback, as set out earlier in this document. The key concerns flagged by local residents and Councillors alike related to highways/access, local infrastructure, ecology, affordable housing, the relationship between new housing and existing neighbours (particularly Great Lawn, The Pavillions and Marks Avenue), flooding, consideration of local character, scale and housing tenure.

Following this, changes will be made to the West Ongar Concept Framework Plan document in conjunction with the Local Planning Authority. Epping Forest District Council's Concept Framework Briefing Note September 2018 continue to be a useful consideration throughout the process.



Photo of the Public Consultation event

Phasing and Infrastructure

The proposals contained in this framework will be delivered in partnership between the developers in 2 separate phases: ONG R1 (This Land or another developer) and ONG R2 (City & Country). As such it can be considered that the West Ongar development will be delivered in two separate phases. R2 hope to start on site towards the end of 2025/early 2026 subject to successfully securing planning consents. Development at R1 is likely to follow in short succession. The Concept Framework Plan document will however ensure that the separate parcels of land are well connected for pedestrians and complement each other.

Identified infrastructure upgrades will be funded or facilitated by the developers of ONG.R1 and ONG.R2, which will be agreed in conjunction with Epping Forest District Council throughout the planning application process and secured via a Section 106 Agreement. This will ensure that there is appropriate mitigation in place to reduce the impact of the development on local facilities and services. Consideration will be given to the Infrastructure Delivery Plan 2020 throughout these discussions, in particular Section 4.18 of this document which sets out the Infrastructure Delivery Schedule for Ongar.

Upgrades to the Four Wantz Roundabout will be facilitated between ONG.R1, ONG.R2 & ONG.R4 and will be facilitated through the agreed Movement Strategy.

The required infrastructure for the Concept Framework Plan site encompasses social, green, and physical infrastructure and facilities including affordable housing, open spaces, play areas, ecological habitats, highways, footpath, drainage and utility services.



Public Consultation boards

Stewardship

The development will set out a strategy for future stewardship, aiming to preserve its aesthetic appeal and functionality for the long term. Responsibility for the streets, trees, and green spaces will be shared between the local authority and management company.

For ONG R1, a balanced approach will be adopted, with a mixture of adoptable highways and private land maintained by man.co.

ONG R2 intends to adopt a predominantly privatised approach, with all areas designated as private and to be maintained by the appointed man.co.

It is likely that each parcel will appoint separate management companies.

Housing mix

Proposals will comply with the policy requirement set out in the Local Plan for 40% affordable housing and also the requirement for Part M Cat 2 homes to comply with the Local Plan. The development proposals will also be in accordance with the Nationally Defined Space Standards.

A mix of housing types will be provided, for both the private and affordable homes, with the exact mix to be determined by subsequent detailed planning applications. It is envisaged that there will be some apartments with mostly houses, comprising of terraced, semi-detached and detached properties to ensure that there is a varied housing tenure and sufficient new family homes.

ONG R1 & R2 Infrastructure Delivery Plan

Infrastructure requirement in Ongar (taken from IDP)

Site apportionment

Mechanism for securing infrastructure

Responsibility for delivery

Utilities			
Wastewater infrastructure upgrades	Not apportioned to sites through S106 agreements, Water Company will charge developers directly for required works.	Agreed directly between Thames Water and developers	Thames Water
Transport - Highways			
Upgrades to the A113 Coopers Hill/ Brentwood Road, Marden Ash/Ongar	Costs to be shared equitably and proportionally across relevant Ongar allocated sites.	To be agreed with EFDC/ ECC	Essex County Council in conjunction with the Developers of ONG.R1, R2 & R4
Upgrade of Four Wantz Roundabout and environs surrounding the sites ONG.R1, R2 and R4.	Between ONG.R1, R2 & R4, as agreed by the Ongar Movement Strategy. Split to be agreed in detail through a S106 Agreement.	Ongar Movement Strategy document to determine approach. S106 needed to agree extent of financial contribution/developer works required	Direct delivery by developers of ONG.R1, R2 & R4
Sustainable transport	Costs to be shared equitably and proportionally across relevant Ongar allocated sites.	S106 contributions sought through planning applications towards bolstering public transport provision. Improvements for pedestrians and cycles provided by the direct delivery of upgrades outlined in the Ongar Movement Strategy.	Essex County Council/ public transport operators (and direct developer delivery relating to the Ongar Movement Strategy).
Education			
Early years places	Level of contribution to be derived from pupil yield of each development (and where necessary on per parcel basis) using ECC's standard formula for calculating cost per place created.	S106 to secure financial contribution towards early years places locally. Essex County Council to advise at planning application stage	Essex County Council
0.5FE expansion of one primary school and/or temporary accommodation replacement	Level of contribution to be derived from pupil yield of each development (and where necessary on per parcel basis) using ECC's standard formula for calculating cost per place created.	S106 to secure financial contribution towards early years places locally. Essex County Council to advise at planning application stage	Essex County Council

ONG R1 & R2 Infrastructure Delivery Plan

Infrastructure requirement in Ongar (taken from IDP)	Site apportionment	Mechanism for securing infrastructure	Responsibility for delivery
Education			
Up to 2FE expansion of secondary school places	Level of contribution to be derived from pupil yield of each development (and where necessary on per parcel basis) using ECC's standard formula for calculating cost per place created.	S106 to secure financial contribution towards early years places locally. Essex County Council to advise at planning application stage	Essex County Council
Health			
Additional GP floorspace across the Epping, Ongar & Abridge Neighbourhood Area.	Need to be established on a per site basis on advice from Herts and West Essex ICB	S106 to secure financial contribution towards additional GP space locally if needed. Herts and West Essex ICB to advise at planning application stage	Herts and West Essex ICB and their agreed partners
Open Space & Green Infrastructure			
Open space provision including amenity greenspaces, public parks and natural/semi-natural greenspace.	Costs to be shared equitably and proportionally across relevant Ongar allocated sites.	Planning application to include details regarding public open space, play areas and ecology. Some public open spaces and play spaces will be provided within ONG. R1 and R2 and details regarding open space management will be agreed through planning obligations. Offsite contributions to be agreed through the planning application process	Developers of ONG.R1 & R2
Community Facilities			
Additional community facilities space to meet the needs of new residents	Costs to be shared equitably and proportionally across relevant Ongar allocated sites.	S106 to secure financial contribution towards community facilities locally. To be determined at planning application stage.	EFDC/ agreed local partners
Sports and Leisure		Financial contribution towards off-site sports facilities to mitigate against increased demand from the development	EFDC/ agreed local partners



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LANDSCAPE ARCHITECTS

bluepencil

SCENE



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