

## Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	2086	Name	The Broadway Town Centre Partnership
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Method	Letter
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Date	15/12/2016
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### Letter or Email Response:

Dear Planning Policy Team, The Broadway Town Centre Partnership would like to highlight the following with reference to the relationship between The Broadway, Debden and Langston road and comment on a particular issue. In the section of the local plan 'Loughton/Loughton Broadway Vision and aspirations for Loughton/Loughton Broadway' concerns are expressed about retail growth proposed for Loughton, and the importance of ensuring new development does not diminish existing retail trade, particularly in Debden Broadway. The Broadway Town Centre Partnership only supported the Langston Road development because it was "sold" to the members as being for fashion outlets only. Under the heading of Strengths and weaknesses further concern is expressed, and it is noted that the introduction of the new Retail Park should be managed to ensure it does not have an adverse upon Debden Broadway. From what has been previously detailed, it would seem reasonable to assume that there is a connection between the two sites and therefore an acknowledgement that what happens in one, will affect trading in the other. There is already a pedestrian link between these two sites. Under the heading of Loughton Broadway alternative options, it is suggested that the Broadway Town Centre boundary could be extended to exclude Langston Road, but then goes on to suggest that the Boundary not be extended, as it would fundamentally change the nature of The Broadway if included within it. To summarise, if the retail development at Langston Road would fundamentally affect the viability of Debden Broadway, it is difficult to see the logic of why the boundary should not be extended, and both sites be considered as a whole. It is also evident that what is happening in Langston Road will affect not only trade in The Broadway, but also Loughton High Road and other areas that trade, such as The Seedbed Centre. The Economic Development team are well aware of the problem experienced by both centres. It is suggested that in order to protect small business, retail be considered and managed as a whole to ensure complementary and not an adverse impact, that Langston Road not be isolated, and therefore the boundary be extended. Yours Sincerely **....Redacted...**

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