



epping forest district

draft local plan

consultation 2016



**Epping Forest
District Council**

www.eppingforestdc.gov.uk

5.33 Following an assessment of the suitability, availability and achievability of residential sites located within this spatial option, the Council has identified 13 sites for potential allocation to meet the identified housing requirement, as illustrated in Figure 5.6. The Council will be undertaking further work to enable more detailed guidance to be provided on the proposed residential allocation 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

5.34 The Council has considered the possible spatial options to provide 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 Loughton.

Employment sites

5.35 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.

5.36 Loughton has the following existing employment land that has been identified:

- the Local Plan (1998) and Alterations (2006) allocated: Oakwood Hill and Langston Road Industrial Estates (EMP-0002, EMP-0004), vacant land adjacent to Oakwood Hill Industrial Estate (EMP-0001), and former Council depot (EMP-0003);
- the Employment Land Review (2010) identified an additional seven employment sites, three of which are currently in employment use: Crossroads of Oakwood Hill Road and Valley Hill (ELR-0081), 82-90 Forest Road (ELR-0086) and 284 High Road (ELR-0085); and
- sites in the SLAA are: vacant land adjacent to Oakwood Hill Industrial Estate (EMP-0001) identified for intensification, and further land for expansion adjacent to the existing Oakwood Hill/Langston Road Industrial Estates (SR-0355A). Langston Road North has been identified for provision of new employment uses (SR-0325).

5.37 The locations of the identified employment sites are illustrated in Figure 5.6.

5.38 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

5.39 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. No indicative alterations to the existing Green Belt boundary are proposed around Loughton.

Infrastructure requirements

5.40 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 Loughton will be set out in the Infrastructure Delivery Plan.

Town Centre

5.41 Loughton contains two main retail centres: Loughton High Road and Loughton Broadway. Langston Road out-of-town Retail Park is also within Loughton.

Loughton High Road

5.42 Draft Policy E 2 identifies Loughton High Road as a Town Centre. This reflects the Council's aspiration for the centre to remain a successful retail centre, supporting and strengthening its existing range of services and facilities.

5.43 The Town Centre is characterised by a diverse retail offer, with a large proportion of national retailers compared to other centres in Epping Forest District. Loughton High Road provides some comparison retail alongside a range of other retail and non-retail uses. The Council proposes to continue to support this diverse retail offer as well as maintaining a balance between retail and non-retail uses in order to support a vibrant centre based on the continuance of activities that attract footfall during the day and into the evening.

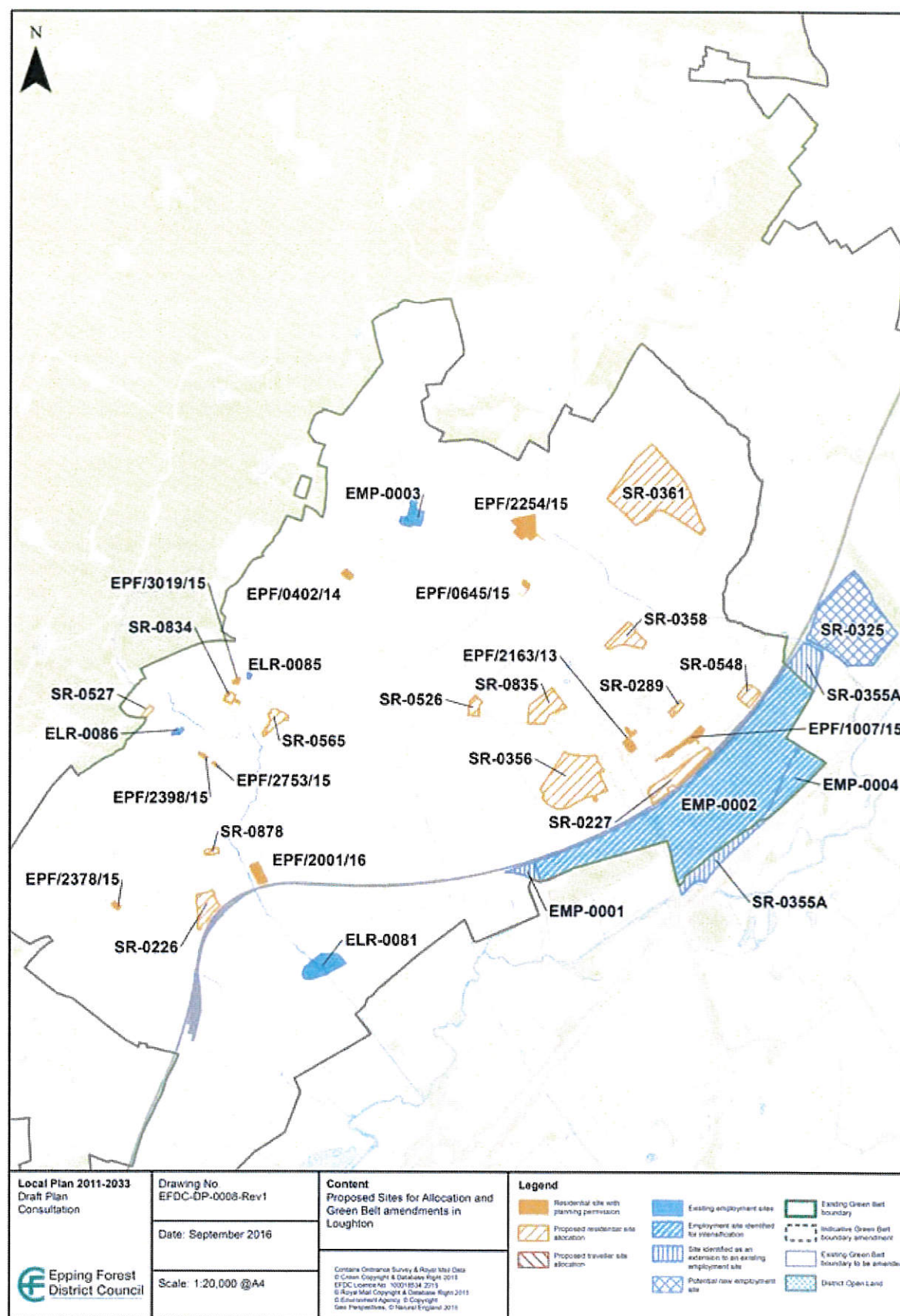
5.44 The Local Plan (1998) Maps Updated by Alterations (2006) identifies the Town Centre boundary for Loughton High Road. The Council proposes a minor alteration to the Town Centre boundary to include Loughton Social Club, which is considered to provide a Town Centre use. In accordance with the supporting text to Draft Policy E 2, a Primary Shopping Area is proposed within the Town Centre as illustrated on Figure 5.7.

5.45 In accordance with Draft Policy E 2, the Council proposes to designate specific retail frontage areas. The Local Plan (1998) Maps Updated by Alterations (2006) identifies Key Frontages. It is proposed that the Key Frontage is replaced as illustrated on Figure 5.7:

- Primary Retail Frontage area – it is proposed that this reflects the existing Key Frontage areas, except the site of the former Brown's Car Show Room which is now in A2 use and does not form part of any contiguous frontage. This area will be afforded the highest level of protection for A1 retail uses; and

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Figure 5.6 Site allocations for Loughton



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