

Epping

- 5.8 Epping has one of the District's two Town Centres, and benefits from a range of assets and social infrastructure. The town has an attractive setting within the open countryside which lies within the Green Belt.
- 5.9 The Green Belt plays an important role in maintaining separation and reducing coalescence between neighbouring settlements, most notably Theydon Bois, Waltham Abbey, Upshire and North Weald Bassett.
- 5.10 Epping has an important civic function within the District and is the location of the Epping Forest District Council's Civic Offices. There are also a number of employment opportunities located within the settlement, including several professional services firms.
- 5.11 A key strength of the Town Centre's retail offer is its diversity, with a mix of convenience and comparison retail, made up of both independent and national retailers. The Town Centre includes a significant development opportunity at St. John's, as set out in the St John's Road Design and Development Brief. This will provide increased retail and leisure capacity within the settlement and contribute towards its continued vibrancy.

Vision for Epping

Epping will continue to thrive as one of the main centres in the District, providing excellent community facilities, services and transport connectivity. The settlement will continue to benefit from a strong range of existing facilities and social infrastructure. Future residential development will make a strong contribution to supporting Epping's existing services. The existing character of this historic market town will be protected, and heritage assets will be enhanced wherever possible. A new vibrant community will be delivered at the south of the town. This will integrate fully and complement the existing community. Linkages to Epping's surrounding landscape and highly performing Green Belt will be maximised, and housing will be located and designed in a manner that limits the potential for harm to this important asset. Public open space, footpaths and linkages across the town will be improved. In particular, new connections will

be delivered between the town's existing open spaces and planned development.

Epping will continue to have a mix of independent and national retailers. New commercial and employment uses will be encouraged where they support local business and start-up enterprises in order to ensure that the town retains a strong employment base.

The tourism offer of the town will be promoted and expanded.

The impact of further development on Epping Forest, in terms of air quality and further recreational pressure will be minimised. Mitigation measures will be implemented where necessary.

Residential Sites

5.12 Policy SP 2 sets out the number of homes to be provided in Epping over the Plan period. The provision of approximately 1,305 dwellings has been informed by the aspiration for Epping to support an appropriate level of growth to continue in its role as one of the main towns within the District.

5.13 The Council has considered the possible spatial options to accommodate new homes at Epping and concluded that the most appropriate spatial options are:

- **Intensification within the existing settlement**

Focussing development within the existing settlement boundary will ensure growth occurs in the most sustainable locations within the settlement, such as on previously developed land, thereby minimising potential harm to the wider landscape around the settlement. This approach will also be less harmful to the Green Belt.

- **Expansion of the settlement to the south**

This strategic option is the least sensitive to change in landscape terms and maximises opportunities to focus development in close proximity to Epping London Underground Station. The majority of this strategic option lies within Flood Zone 1 and any potential harm to the Green Belt and the settlement's heritage can be suitably mitigated

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- through the incorporation of sensitive design measures.
- 5.14** Following an assessment of the suitability, availability and achievability of residential sites located within these spatial options, the Council has identified 11 sites for allocation to meet the identified housing requirement, as set out in Policy P 1.
- 5.15** Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.
- 5.16** Sites EPP.R1 and EPP.R2 have together been identified as a location where development should be brought forward in accordance with a Strategic Masterplan endorsed by the Council.

Sites for Traveller Accommodation

- 5.17** Policy SP 2 sets out the Council's approach to Traveller Sites within the District. There are no allocations for Traveller Accommodation in Epping.

Employment Sites

- 5.18** Policy E 1 sets out the Council's approach to identifying sites for employment uses (B Use Class).
- 5.19** There are four existing Employment Sites that have been identified in Epping for designation in the Local Plan:
- EPP.E1 – Land at Eppingdene (1.11ha)
 - EPP.E2 – Land at Coopersale Hall (1.80ha)
 - EPP.E3 – Falconry Court (0.50ha)
 - EPP.E4 – Bower Hill Industrial Estate (1.73ha)

Infrastructure Requirements

- 5.20** The supporting text to Policy SP 2 confirms the importance of identifying and delivering key infrastructure to support residential, traveller and employment growth across the District. The full infrastructure needs for Epping are set out in the Infrastructure Delivery Plan.

Town Centre

- 5.21** Policy E 2 identifies Epping as a Town Centre. This reflects the Council's aspiration for the centre to remain a successful destination, maintaining and enhancing its existing retail

offer along with other leisure and entertainment amenities.

- 5.22** In accordance with Policy E 2, the Council has designated specific Primary and Secondary retail frontage areas.
- 5.23** Reflecting the National Planning Policy Framework, the Council will also support the weekly market that currently takes place within the Town.

Policy P 1 Epping

- A. Proposals for development on allocated sites should accord with the site specific requirements set out in Appendix 6.

Residential Sites

- B. In accordance with Policy SP 2 the following sites are allocated for residential development:
- (i) EPP.R1 Land South of Epping, West – Approximately 450 homes
 - (ii) EPP.R2 Land South of Epping, East – Approximately 500 homes
 - (iii) EPP.R3 Epping London Underground Car Park – Approximately 89 homes
 - (iv) EPP.R4 Land at St Johns Road – Approximately 34 homes
 - (v) EPP.R5 Epping Sports Centre – Approximately 43 homes
 - (vi) EPP.R6 Cottis Lane Car park – Approximately 47 homes
 - (vii) EPP.R7 Bakers Lane Car Park – Approximately 31 homes
 - (viii) EPP.R8 Land and part of Civic Offices – Approximately 44 homes
 - (ix) EPP.R9 Land at Bower Vale – Approximately 50 homes
 - (x) EPP.R10 Land to rear of High Street – Approximately 6 homes
 - (xi) EPP.R11 Epping Library – Approximately 11 homes

Employment Sites

- C. In accordance with Policy E 1 the following existing sites are designated for employment uses:
- (i) EPP.E1 Land at Eppingdene
 - (ii) EPP.E2 Land at Coopersale Hall
 - (iii) EPP.E3 Falconry Court

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(iv) EPP.E4 Bower Hill Industrial Estate

Infrastructure Requirements

- D. 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. Specifically, development proposals in Epping will be expected to contribute proportionately towards the following infrastructure items:
- (i) New primary school;
 - (ii) Appropriate provision of health facilities;
 - (iii) Highways and junction upgrades;
 - (iv) Upgrades to Lindsey Street electricity substation;
 - (v) Necessary upgrades to existing waste water infrastructure; and
 - (vi) Appropriate provision of green infrastructure and open space throughout the settlement.
- E. Development proposals must contribute proportionately towards the delivery of those infrastructure items set out above and in the Infrastructure Delivery Plan, unless subsequent iterations of the Infrastructure Delivery Plan or discussions with providers determine that these requirements have changed.

Town Centre Uses

- F. In accordance with Policy E 2, in Epping Town Centre, at least 70% of the ground floor Primary Retail Frontage and at least 20% of the ground floor Secondary Retail Frontage will be maintained in A1 use.

Air Pollution

- G. The development of the allocated sites within Epping have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport Statement will be required to undertake an air quality assessment that identifies the potential impact of the development, together with contributions towards air quality monitoring.

Recreational Pressure

- H. Due to their proximity to Epping Forest, development of the allocated sites within Epping will be required to make a contribution to the access management and monitoring of visitors to the Forest in accordance with Policy DM 2.

Flood Risk

- I. In accordance with Policy DM 15, development on residential allocations must be located wholly within Flood Zone 1.

South Epping Masterplan Area

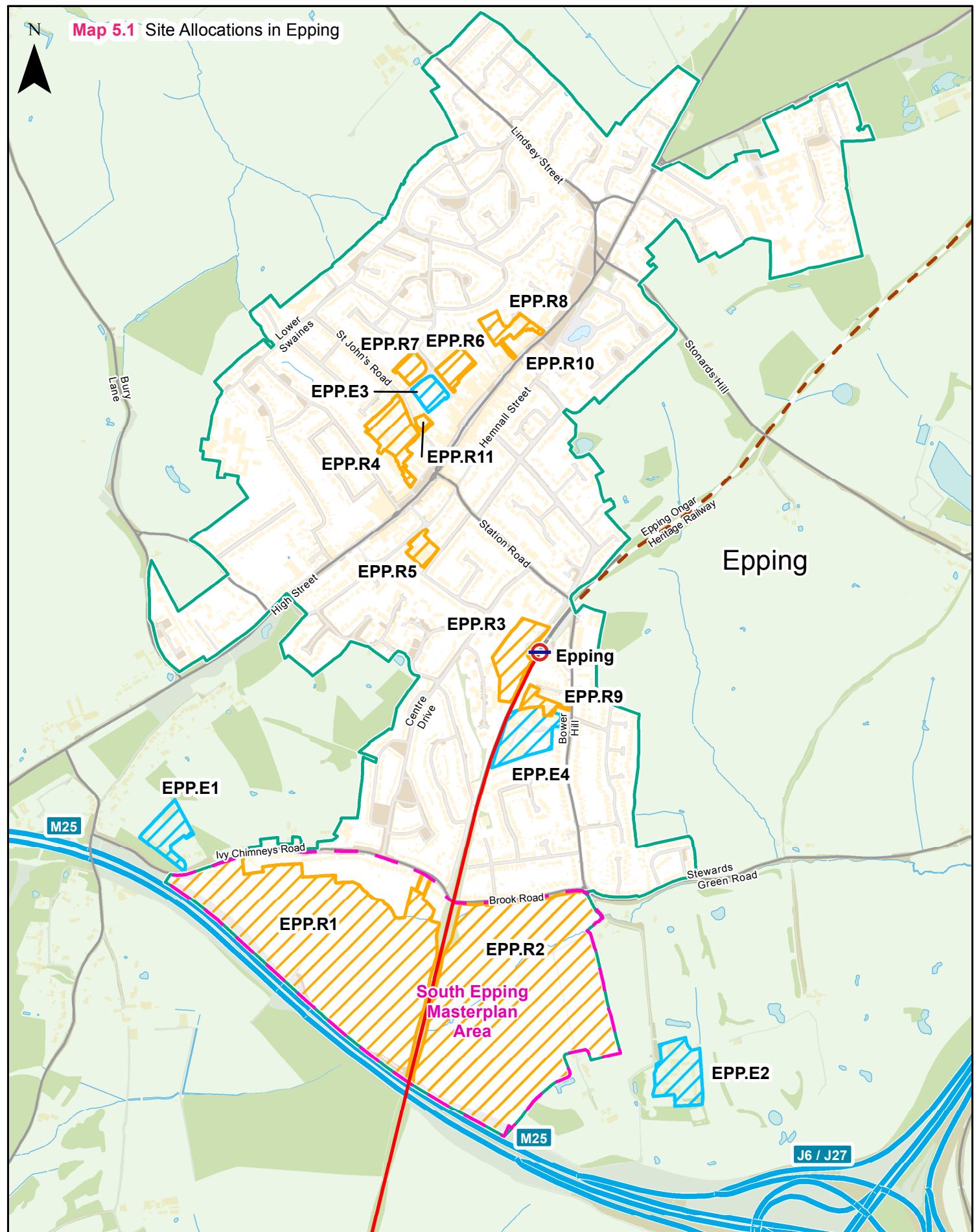
- J. Development proposals in relation to sites EPP.R1 and EPP.R2 must comply with a Strategic Masterplan for the South Epping Area which has been formally endorsed by the Council.
- K. In addition to the requirements set out above, the Strategic Masterplan should make provision for:
- (i) a minimum of 950 homes;
 - (ii) a new neighbourhood centre to include community facilities, employment and retail use;
 - (iii) a new primary school and early years childcare provision (which could be accommodated through the relocation of Ivy Chimneys Primary School);
 - (iv) appropriate provision of health facilities, exploring the potential for a new health hub to include an integrated GP surgery, pharmacy and any other necessary health services;
 - (v) new road access and internal road layout to support a bus corridor;
 - (vi) a new vehicular, pedestrian and cycling bridge over the railway line;
 - (vii) car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders;
 - (viii) minimising the impact upon the setting of the Grade II listed Gardners Farm and Grade II listed Farm Buildings;
 - (ix) minimising the impact upon the BAP Priority Habitat within the site and nearby Local Wildlife Site;
 - (x) incorporation of an appropriate buffer to protect the amenity of future residents with regards to noise and air quality from the M25 and an appropriate buffer from the High Voltage Transmission Cables and land impacted by the BPA Oil Pipeline constraints;
 - (xi) careful design to avoid or reduce impacts on the ancient woodland which may include providing a buffer zone of semi-natural habitat between built development and the Ancient Woodland;

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- (xii) the continued protection of those trees benefitting from a Tree Preservation Order;
 - (xiii) the strengthening and/or creation of new Green Belt boundaries to the east and west of the site;
 - (xiv) the integration, retention and improvements to the existing watercourse and Public Rights of Way, including the retention of the existing pedestrian footbridge over the M25, and enhanced linkages to Epping station;
 - (xv) adequate levels of high quality public open space , including the replacement of Brook Road Informal Recreation Ground; and
 - (xvi) contribute towards air quality monitoring within the Epping Forest.
- L. The Masterplan and subsequent applications should be considered and informed by the Quality Review Panel.

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Map 5.1 Site Allocations in Epping



Epping Forest District Local Plan
Submission Version
December 2017

Drawing No.
EFDC-SP-0005-Rev2

Date: December 2017

Map 5.1
Site Allocations in
Epping

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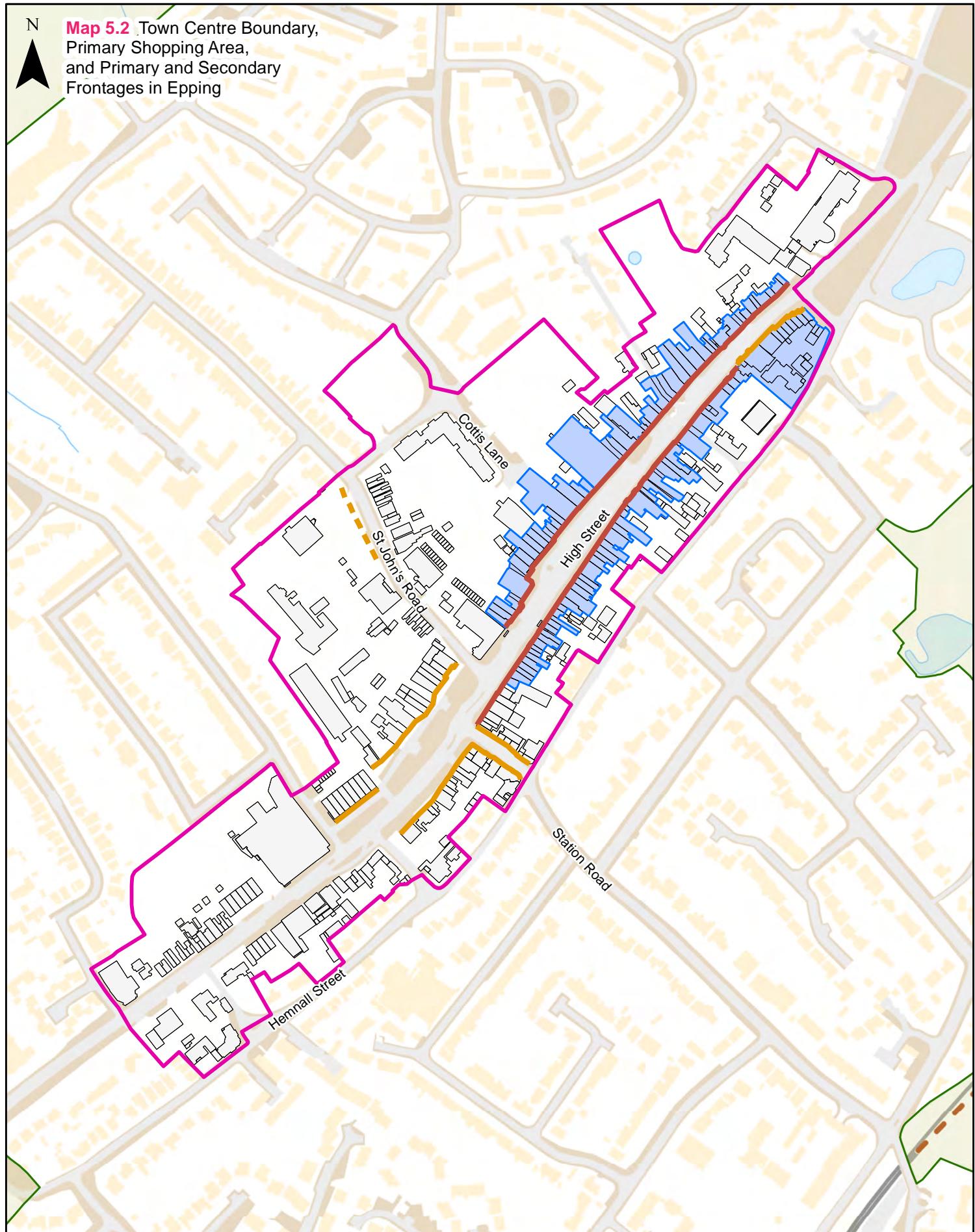
Legend

- [Orange box] Residential site allocation
- [Hatched box] Residential and traveller site allocation
- [Blue box] Employment site allocation
- [Pink border] Masterplan Area
- [Red dashed line] Traveller site allocation
- [Blue line] Concept Framework Plan Area
- [Dashed green line] Green Belt Boundary
- [Dashed grey line] District Open Land
- [Dashed red line] Local Authority boundary

This legend shows only the key Local Plan policy designations.
A full legend can be found in Appendix 6: Site Specific Requirements for Site Allocations.



Map 5.2 Town Centre Boundary,
Primary Shopping Area,
and Primary and Secondary
Frontages in Epping



Epping Forest District Local Plan
Submission Version
December 2017

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Map 5.2
Town Centre Boundary,
Primary Shopping Area,
and Primary and Secondary
Frontages in Epping

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Legend

- Town / Small District Centre Boundary
- Proposed Secondary Frontage
- Primary Shopping Area
- Primary Frontage
- Secondary Frontage
- Green Belt Boundary