Buckhurst Hill

5.72 Buckhurst Hill is located in the south of the District, within close proximity to Loughton. The settlement has good transport connectivity and is connected via the Central Line to the London Underground network.

5.73 The settlement benefits from a Small District Centre that has a range of retailers, with a number of retail units currently in use by independent fashion and beauty-related businesses.

5.74 There are a number of professional services firms based in Buckhurst Hill, which represent an opportunity that could be supported through the Local Plan.

Vision for Buckhurst Hill

Buckhurst Hill will maintain its unique identity and separation from Loughton. It will provide services and amenities to meet the needs of its community, while seeking to boost connectivity between the station, Queens Road and the wider settlement.

The Village will provide varied employment including professional services employment as part of a successful and prosperous high street. New opportunities for wider employment uses will be maximised.

A focus on improving sustainable transport connections will seek to maximise the good public transport accessibility.

Residential Sites

5.75 Policy SP 2 sets out the number of homes the Council will plan for in Buckhurst Hill over the Plan period. The provision of approximately 87 homes has been informed by the aspiration for Buckhurst Hill to continue to support successful retail and professional services employment while retaining its local feel.

5.76 The Council has considered the possible spatial options to accommodate new homes at Buckhurst Hill and concluded that there is one appropriate spatial option which comprises intensification within the existing settlement. This option provides opportunities to focus development in the most sustainable locations within the settlement, and use previously developed land.

5.77 Following an assessment of the suitability, availability and achievability of Residential Sites located within this spatial option, the Council has identified three sites for potential allocation to meet the identified housing requirement, as identified in Policy P 5

5.78 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.

Sites for Traveller Accommodation

5.79 Policy SP 2 sets out the Council's approach to Traveller Sites within the District. There are no allocations for Traveller Accommodation in Buckhurst Hill.

Employment Sites

5.80 Policy E 1 sets out the Council's approach to identifying sites for employment (B use class) uses. There are no existing or allocated Employment Sites in Buckhurst Hill identified in the Plan.

Infrastructure Requirements

5.81 The supporting text to 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 Buckhurst Hill are set out in Policy P 5 and the Infrastructure Delivery Plan.

Small District Centre

5.82 Policy E 2 identifies Buckhurst Hill as a Small District Centre. This reflects the Council's aspiration to afford the highest level of protection for A1 retail uses.

5.83 In accordance with Policy E 2, the Council has designated specific retail frontages.

Policy P 5 Buckhurst Hill

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) BUCK.R1 Land at Powell Road – Approximately 31 homes

(ii) BUCK.R2 Queens Road car park – Approximately 41 homes

(iii) BUCK.R3 Stores at Lower Queens Road – Approximately 15 homes and retail floorspace

Infrastructure Requirements

C. 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 in Buckhurst Hill will be expected to contribute proportionately towards the following infrastructure items:

(i) Highways and junction upgrades;

(ii) The improvement and provision of open space throughout the settlement.

D. The Council will only permit planning applications that contribute 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 items are no longer required.

Small District Centre Uses

E. In accordance with Policy E 2, in Buckhurst Hill District Centre, at least 65% of the ground floor Primary Retail Frontage and at least 40% of the ground floor Secondary Retail Frontage will be maintained in A1 use.

Air Pollution

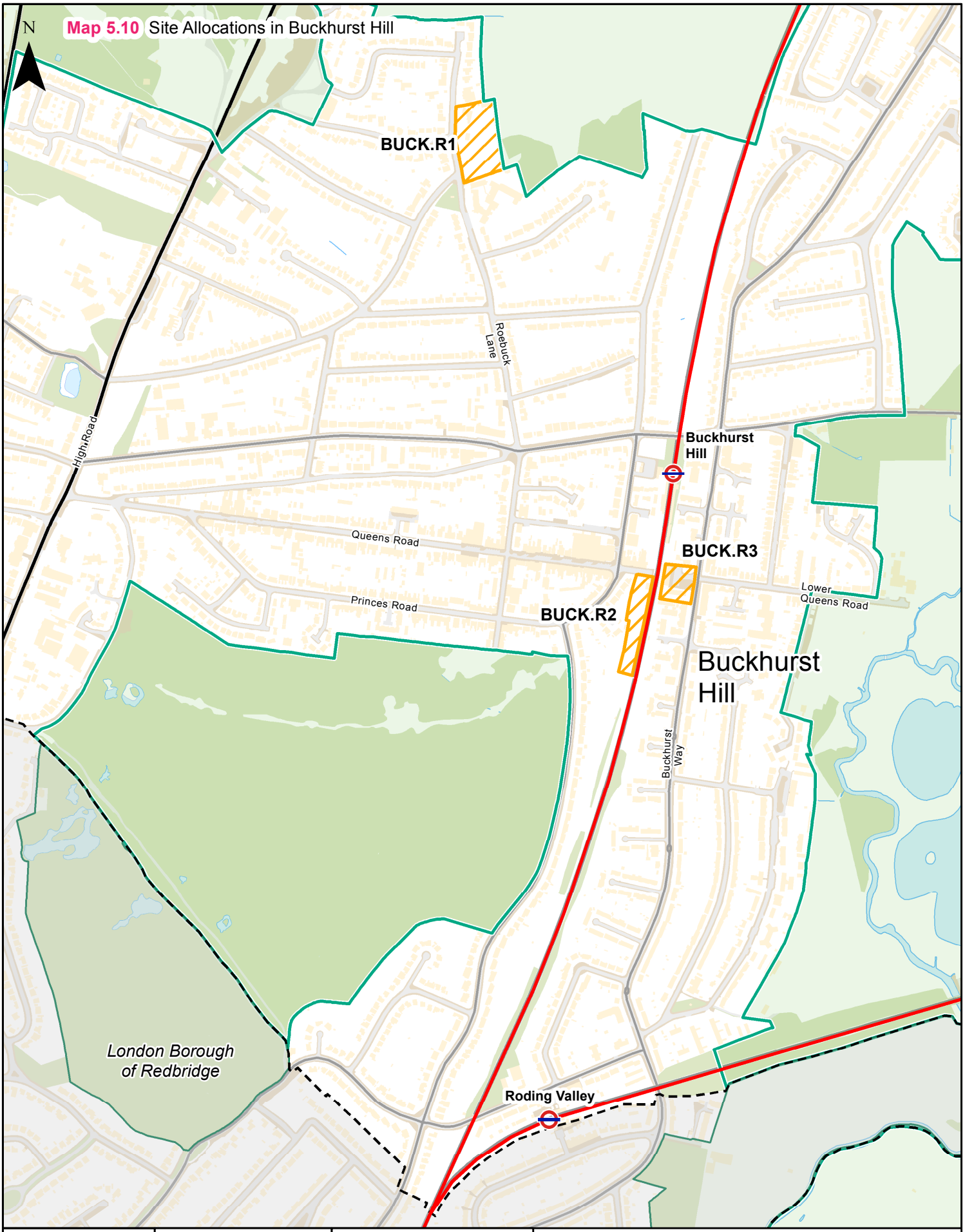
F. The development of the allocated sites within Buckhurst Hill have the potential to produce air pollution that could impact upon air quality in the District, including Epping Forest. In accordance with Policy DM 2 and Policy DM 22, all proposals on sites which require a Transport Assessment/Transport 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

G. Due to their proximity to Epping Forest, development of the allocated sites within Buckhurst Hill 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

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



Epping Forest District Local Plan
Submission Version
December 2017

Epping Forest District Council

Drawing No.
EFDC-SP-0001-Rev2

Date: December 2017

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Map 5.10

Site Allocations in Buckhurst Hill

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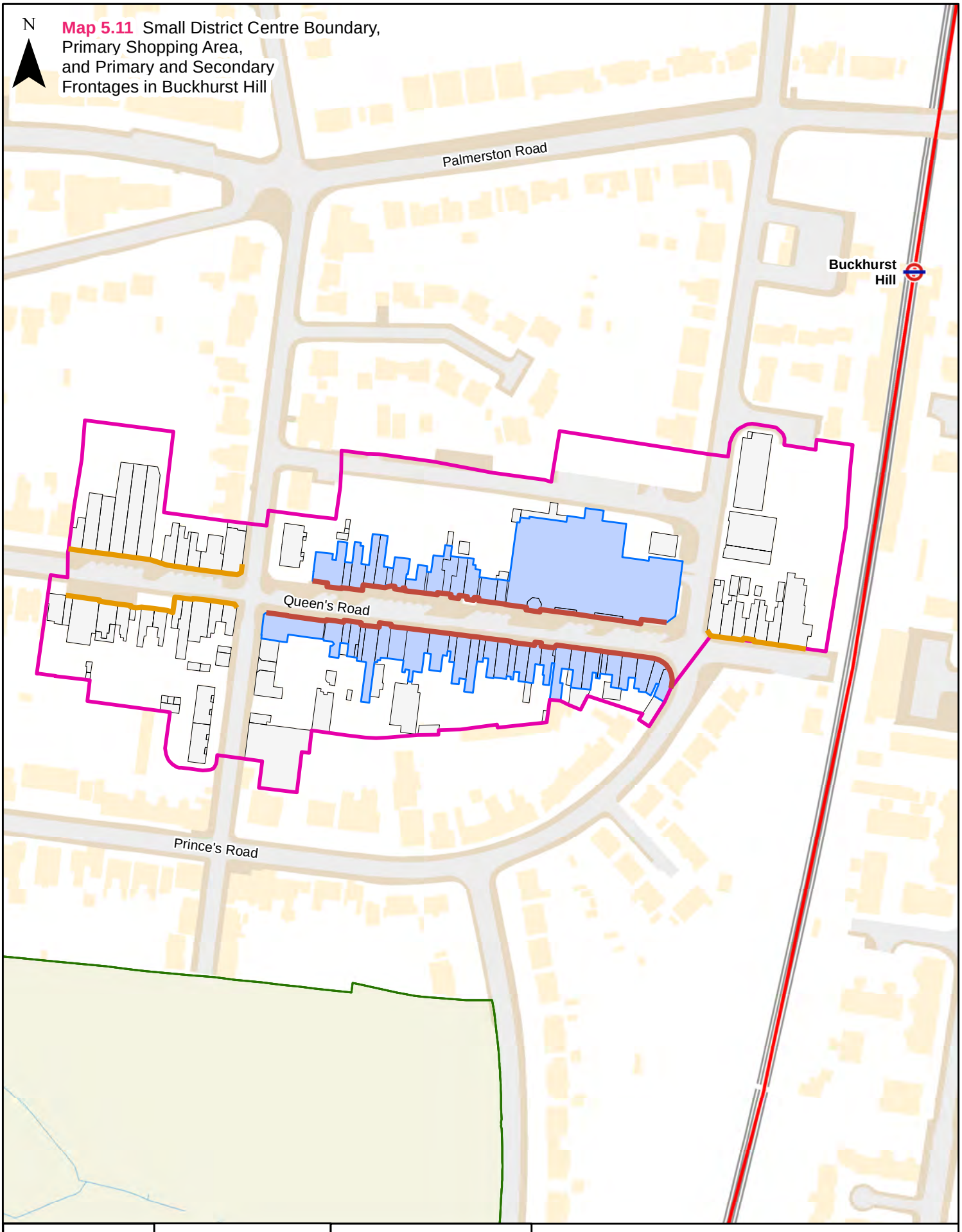
The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

Legend

- Residential site allocation
- Residential and traveller site allocation
- Green Belt Boundary
- Employment site allocation
- Masterplan Area
- District Open Land
- Traveller site allocation
- Concept Framework Plan Area
- Local Authority boundary

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



Epping Forest District Local Plan
Submission Version
December 2017

Epping Forest District Council

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Map 5.11
Small District Centre Boundary, Primary Shopping Area, and Primary and Secondary Frontages in Buckhurst Hill

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The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.

Legend

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