

Theydon Bois

- 5.111 Lying to the north of Loughton and south west of Epping, Theydon Bois is a village with a strong rural feel.
- 5.112 The settlement benefits from an attractive parade of shops offering local convenience retail, whilst a station on the London Underground network provides a direct link with London.
- 5.113 The village operates a unique 'dark skies' policy (i.e. no street lighting), which has traditionally been supported by the majority of residents.

Vision for Theydon Bois

Theydon Bois will continue to maintain its local feel and character and preserve its rural setting, adjacent to Epping Forest, while providing a mix of housing, key local services and high quality independent retail. Theydon Bois will also enhance its leisure facilities and social infrastructure to support existing and future residents.

Residential Sites

- 5.114 Policy SP 2 sets out the number of homes the Council will plan for in Theydon Bois over the Plan period. The provision of approximately 57 homes has been informed by the aspiration for Theydon Bois to maintain its local feel and character.
- 5.115 The Council considered the possible spatial options to accommodate new homes at Theydon Bois and concluded that there is one appropriate spatial option which comprises intensification within the existing settlement with a small expansion to the north. This option provides opportunities to focus development in the most sustainable locations within the settlement, to use previously developed land, and will minimise any harm to the wider landscape and Green Belt around the settlement. The small northern expansion provides a natural extension to the settlement and is the least harmful to the Green Belt.
- 5.116 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 set out in Policy P 8.

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

Sites for Traveller Accommodation

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

Employment Sites

- 5.119 Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B use class) uses.
- 5.120 There are no existing Employment Site designations or new Employment Site allocations in Theydon Bois identified in the Local Plan.

Infrastructure Requirements

- 5.121 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 Theydon Bois will be set out in the Infrastructure Delivery Plan.

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

Policy P 8 Theydon Bois

- 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) THYB.R1 Land at Forest Drive – Approximately 39 homes
 - (ii) THYB.R2 Theydon Bois London Underground Station car park – Approximately 12 homes
 - (iii) THYB.R3 Land at Coppice Row – Approximately 6 homes

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 Theydon Bois will be expected to contribute proportionately towards the following infrastructure items:
- (i) Highways and junction upgrades;
 - (ii) Local upgrades to the existing waste water network and drainage infrastructure; and
 - (iii) The improvement 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.

Air Pollution

- E. The development of the allocated sites within Theydon Bois 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

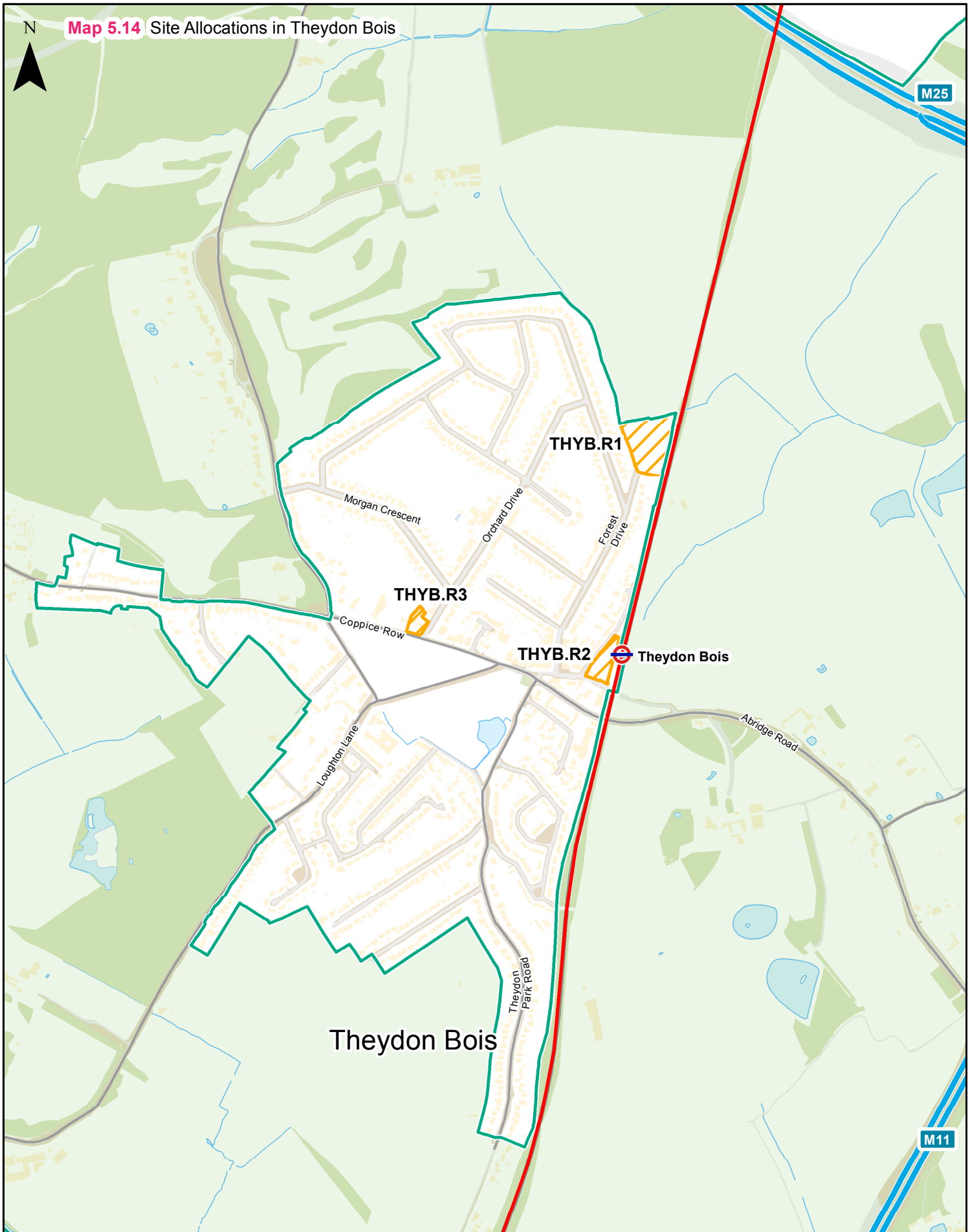
- F. Due to their proximity to Epping Forest,

development of the above allocated sites within Theydon Bois 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

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

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



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Submission Version
December 2017

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Map 5.14

Site Allocations in Theydon Bois

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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 Appendix 6: Site Specific Requirements for Site Allocations.

