

Roydon

- 5.122 Roydon is a village in the north west of the District with a distinctive character and heritage, including a number of listed buildings and a Conservation Area in the centre of the settlement.
- 5.123 The village is served by a mainline railway station, bringing connectivity to wider areas, including London. In addition, it is located within close proximity to the Lee Valley Regional Park which provides a range of opportunities for residents.

Vision for Roydon

Roydon will continue to serve the convenience needs of the local community. It will maintain its rural and local character, with sensitive design aimed at preserving the historic character of the Village. Site allocations will focus on maintaining the existing settlement pattern and ensure the continued preservation of important Green Belt, preventing coalescence between Roydon and Harlow Town.

The village will build upon its key strengths, such as the mainline railway station, as well as other assets such as the historic church, Marina Village and surrounding Lee Valley Regional Park. Links to the Lee Valley Regional Park will be improved, with impacts of recreational pressure minimised. The glasshouse industry will be supported and will continue to thrive by adapting to future challenges.

Residential Sites

- 5.124 Policy SP 2 sets out the estimated likely number of homes the Council will plan for in Roydon over the Plan period. The provision of approximately 62 homes has been informed by the aspiration for Roydon to maintain its existing character and local feel.
- 5.125 The Council has considered the possible spatial options to accommodate new homes at Roydon and concluded that there is one suitable spatial option which comprises intensification within the existing settlement with small expansions to the south, east and west. This option provides natural extensions to the settlement and would be less harmful to the Green Belt relative to the other strategic options in the settlement. This strategic option would maximise opportunities

to focus development in the most sustainable locations within the settlement, which are in close proximity to existing village centre amenities, public transport services (including Roydon railway station) and community facilities, and to use previously developed land within the settlement. This strategic option minimises harm by limiting the scale of outward growth into the wider landscape and it will be possible to further limit harm to the landscape by incorporating sensitive design which responds to the characteristics of the landscape.

- 5.126 Following an assessment of the suitability, availability and achievability of Residential Sites located within this spatial option, the Council has identified four sites for potential allocation to meet the identified housing requirement, as set out in Policy P 9.
- 5.127 Proposals for residential development will be expected to accord with site specific requirements as set out in Appendix 6.

Sites for Traveller Accommodation

- 5.128 Policy SP 2 sets out the Council's approach to traveller sites within the district. There are no allocations for Traveller Accommodation in Roydon.

Employment Sites

- 5.129 Policy E 1 sets out the Council's preferred approach to identifying sites for employment (B Class Use) uses. This is to support the redevelopment, renewal or extension of existing premises for their designated while identifying new Employment Sites as necessary to meet the identified need as set out in Policy SP 2.
- 5.130 There are no existing or employment site for allocation in Roydon identified in the Local Plan.

Infrastructure Requirements

- 5.131 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 Roydon 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 9 Roydon

- 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) ROYD.R1 The Old Coal Yard – Approximately 7 homes
 - (ii) ROYD.R2 Land at Kingsmead School – Approximately 21 homes
 - (iii) ROYD.R3 Land at Epping Road – Approximately 14 homes
 - (iv) ROYD.R4 Land at Parklands Nursery – Approximately 20 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 Roydon will be expected to contribute proportionately towards the following infrastructure items:
- (i) Highways and junction upgrades;
 - (ii) Local utilities upgrades; 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.

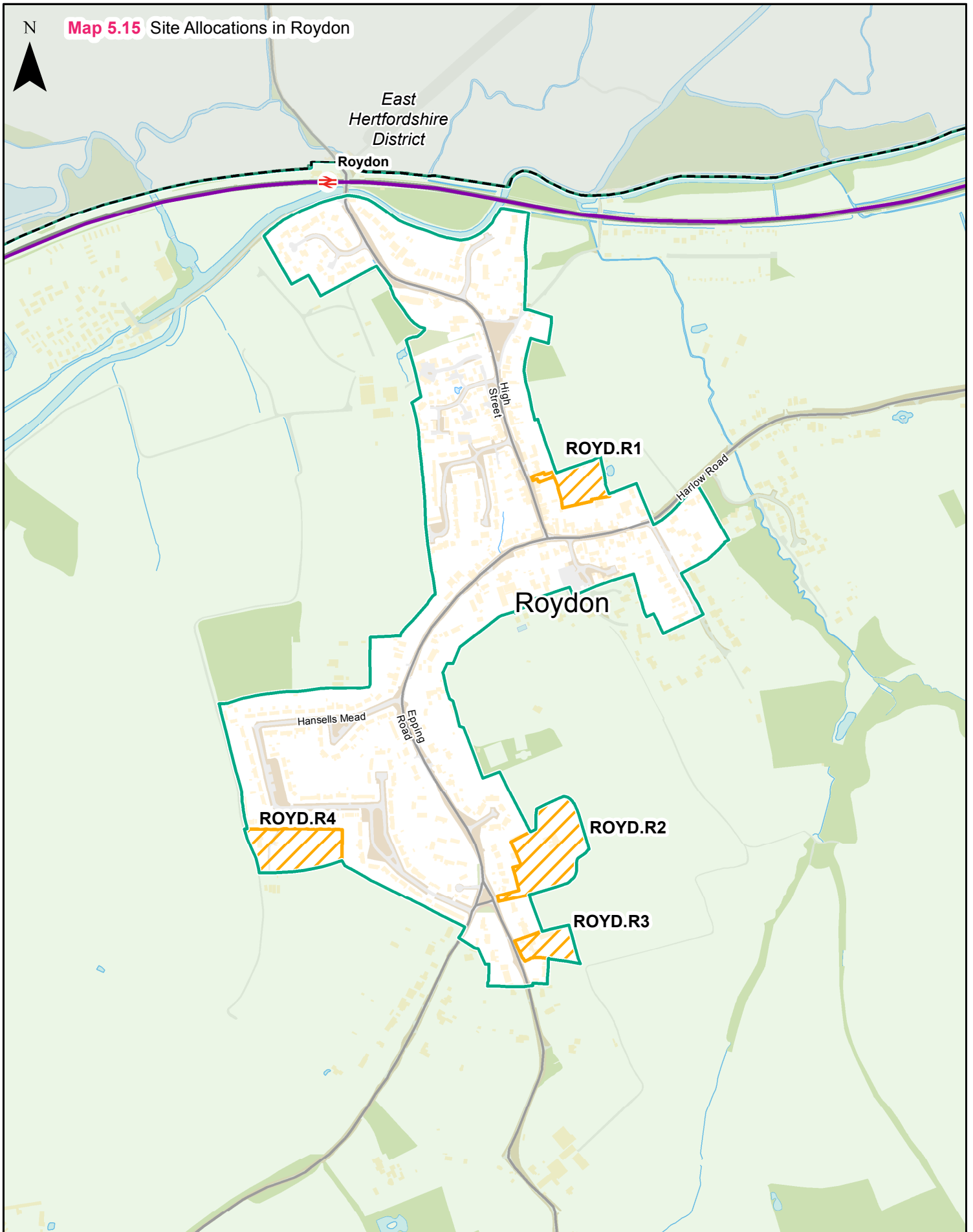
Flood Risk

- E. In accordance with Policy DM 15, development on residential or traveller 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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Map 5.15 Site Allocations in Roydon



Epping Forest District
Local Plan
Submission Version
December 2017

Drawing No.
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Scale: 1:8,000 @ A4

Map 5.15

Site Allocations in Roydon

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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.

