

**EPPING FOREST DISTRICT LOCAL PLAN
EXAMINATION HEARINGS**

MATTER 3 THE QUANTATIVE REQUIREMENTS FOR DEVELOPMENT

**ISSUE 4: IS THE PLAN JUSTIFIED, EFFECTIVE AND CONSISTENT WITH
NATIONAL POLICY IN RESPECT OF THE APPROACH TO
MEETING IDENTIFIED NEEDS FOR RETAIL DEVELOPMENT**

**PROVISION FOR RETAIL IN LPSV BEYOND GARDEN
COMMUNITIES AND HARLOW TOWN CENTRE**

1. The Council provides this note which concerns Matter 3, Issue 4 and the Inspector’s request that the Council address the provision for retail within the Local Plan beyond that within the planned Garden Communities (SP 5.1, SP 5.2 and SP 5.3) and within Harlow town centre.
2. The Council referred to a “pipeline” of some 20,000sqm of retail development within paragraph 47 of its Matter Statement. This was discussed in greater detail at the Hearing Session on 14 February 2019 and is outlined below:

Epping Forest Shopping Park, Langston Road, Loughton	Planning permission received 2012 for the development of nearly 16,500sqm of predominantly retail (Planning reference EPF/2580/10, formerly known as the retail park at Langston Road). Scheme was delivered in 2017.
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<p>St John's Road Opportunity Area, Epping</p>	<p>This is allocation EPP.R4 in the LPSV. The Council, which is landowner of a significant element of the site, is currently working with partners to develop a scheme in order to bring forward a planning application for the site. The scheme will be developed in accordance with the adopted Development and Design Brief (EB1000), which stipulates a mix of residential and other uses that could include retail, leisure, community facilities, hospitality and employment uses.</p>
<p>"Pipeline" supported by smaller schemes</p>	<p>For example, 3 units of A1-A3 Class Uses delivered through redevelopment of former Winston Churchill pub site in Loughton Broadway in 2018 (Planning reference EPF/2163/13).</p>

3. The Council further outlined at the Hearing Session, in response to Question 4.4 on the agenda, how the LPSV will deliver the remaining retail floorspace requirement identified within the LPSV beyond that associated with Harlow and Gilston Garden Communities and Harlow town centre. This note does not duplicate the Council's Matter 3 Statement (paragraphs 55-59) in this respect; it responds solely to the Inspector's request for a note which:

- summarises the retail requirements stipulated in the LPSV in relation to Strategic Masterplan Areas; and
- outlines sites within Appendix 6 of the LPSV where it is stipulated that retail uses should be considered as part of the development mix.

Strategic Masterplan Areas	Page ref. LPSV	Retail requirement
South Epping Masterplan Area	117	<p>Policy P 1 Epping, South Epping Masterplan Area, sub-paragraph K. outlines that provision should be made for:</p> <p><i>"(ii) a new neighbourhood centre to include community facilities, employment and retail use"</i></p>
Jessel Green Masterplan Area	123	<p>Policy P 2 Loughton, Jessel Green Masterplan, sub-paragraph M. outlines that the Masterplan must make provision for:</p> <p><i>"(vi) a new Local Centre"</i></p>
Waltham Abbey North Masterplan Area	129	<p>As set out in paragraph 58 of the Council's Matter 3 Pre-Hearing Statement:</p> <p>"The Council proposes a modification to Policy P 3 Waltham Abbey, (Waltham Abbey North Masterplan), paragraph N.(iv) (at p 129) to reflect that the Masterplan should include provision for retail use as follows:</p> <p><i>"(iv) a new local centre and, <u>to include a community facility and retail use;</u>"</i></p>

Strategic Masterplan Areas	Page ref. LPSV	Retail requirement
North Weald Bassett Masterplan Area	144	Policy P 6 North Weald Bassett, North Weald Bassett Masterplan Area, sub-paragraph L. outlines that the Masterplan must make provision for: <i>"(ii) local centre including, retail, community, and appropriate provision of health facilities;"</i>
Limes Farm Masterplan Area	149	Policy P 7 Chigwell, Limes Farm Masterplan, sub-paragraph I. outlines that the Masterplan must make provision for: <i>"(ii) Community facilities and local service and retail uses;"</i>

4. The table below identifies sites within Appendix 6 of the LPSV where it is stipulated that retail uses should be considered as part of the development mix.

Site	Appendix 6 page ref	Reference to retail
EPP.R3 Epping London Underground Car Park	5-7	<i>"Development proposals should consider incorporating retail uses at ground floor level in close proximity to the Epping London Underground Station forecourt"</i>

Site	Appendix 6 page ref	Reference to retail
EPP.R4 Land at St John's Road, Epping	8-9	<i>As referred within pipeline comment above</i>
EPP.R8 Land and part of Civic Offices, Epping	16-17	<i>"Development proposals should consider opportunities to introduce suitable town centre/retail frontage at ground floor level on to the High Street"</i>
LOU.R1 Loughton London Underground Car Park	32-33	<i>"Development proposals should consider incorporating retail uses at the ground floor level in close proximity to the Loughton London Underground Station forecourt"</i>
LOU.R2 Debden London Underground Car Park	34-35	<i>"Development proposals should consider incorporating B1a/b Use Class employment uses at ground floor level. The opportunity to complement these employment uses with retail at ground floor level in close proximity to the station forecourt should also be explored"</i>
BUCK.R2 Queens Road Car Park, Buckhurst Hill	113-114	<i>"Development proposals should consider incorporating retail uses at the ground floor level, where they would complement the offer of the adjacent Small District Centre"</i>

Site	Appendix 6 page ref	Reference to retail
THYB.R2 Theydon Bois London Underground Car Park	148-149	<i>"Development proposals should consider incorporating retail uses at the ground floor level in close proximity to the Theydon Bois London Underground Station"</i>

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