

EPPING FOREST DISTRICT LOCAL PLAN

EXAMINATION HEARINGS

HOMEWORK NOTE 23

MATTER 15: PLACES AND SITES (POLICIES P 1 - P 15) POLICY P 1 – EPPING

ISSUE 2: ARE THE PLAN’S POLICIES FOR THE SPECIFIC PLACES AND SITES WITHIN THE DISTRICT JUSTIFIED, EFFECTIVE AND CONSISTENT WITH NATIONAL POLICY; AND ARE THE SPECIFIC SITE ALLOCATIONS THEY INCLUDE JUSTIFIED AND DELIVERABLE?

HW 23: VACANCY RATES FOR EPPING HIGH STREET

1. The Council provides this note which concerns Matter 15, Issue 2 and the Inspector’s request that the Council provide details on vacancy rates for Epping High Street. This was requested in the context of the proposed new secondary frontage within LPSV Site Allocation EPP.R4 Land at St John’s Road, and whether it is justified.
2. The latest Town Centre Surveys were undertaken in 2018 in all six of the District’s town centres, as part of the 2017/18 monitoring work. The 2018 surveys looked at all non-residential uses with the centre boundaries as defined in the places policies in the Local Plan Submission Version 2017.
3. The data collected for Epping High Street in 2018 showed an overall vacancy rate of 6% within the proposed town centre boundary. Across the proposed primary frontage, the proportion of properties maintained in A1 use was 63% and the proportion of A1 use across the proposed secondary frontage was 44%.

4. The vacancy rate figures used in the Town Centres Review 2016 (EB1008) showed an overall vacancy rate of 3% for Epping High Street. The evidence shows that vacancy rates in Epping High Street have remained low and relatively consistent. On this basis it is justified to designate a new secondary frontage within site allocation EPP.R4 Land at St John's Road.
5. Further details on the 2018 Town Centre Survey and vacancy rates can be found in the Council's Authority Monitoring Report (2017/18) (see EB1708M, at pages 27 and 34).