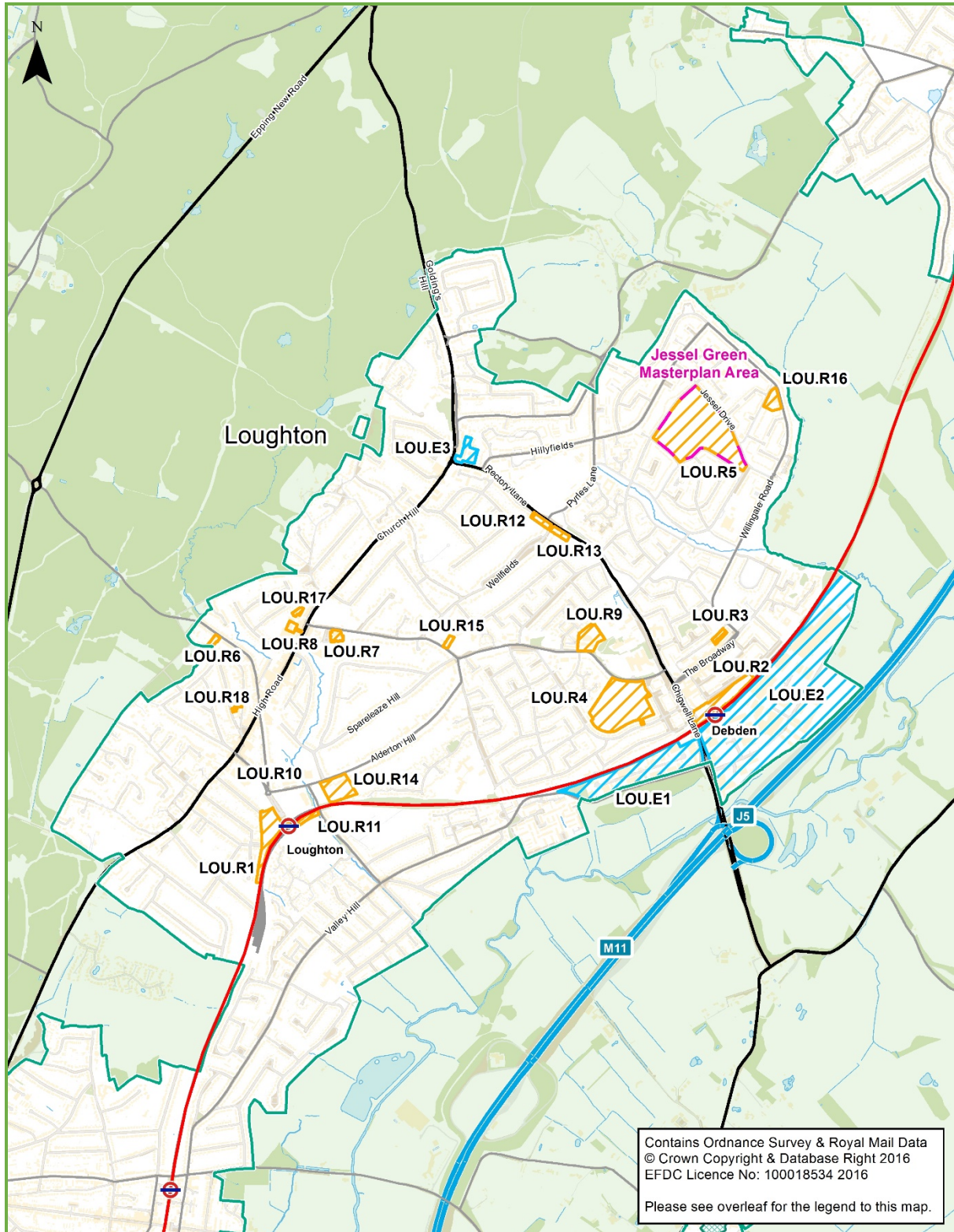




































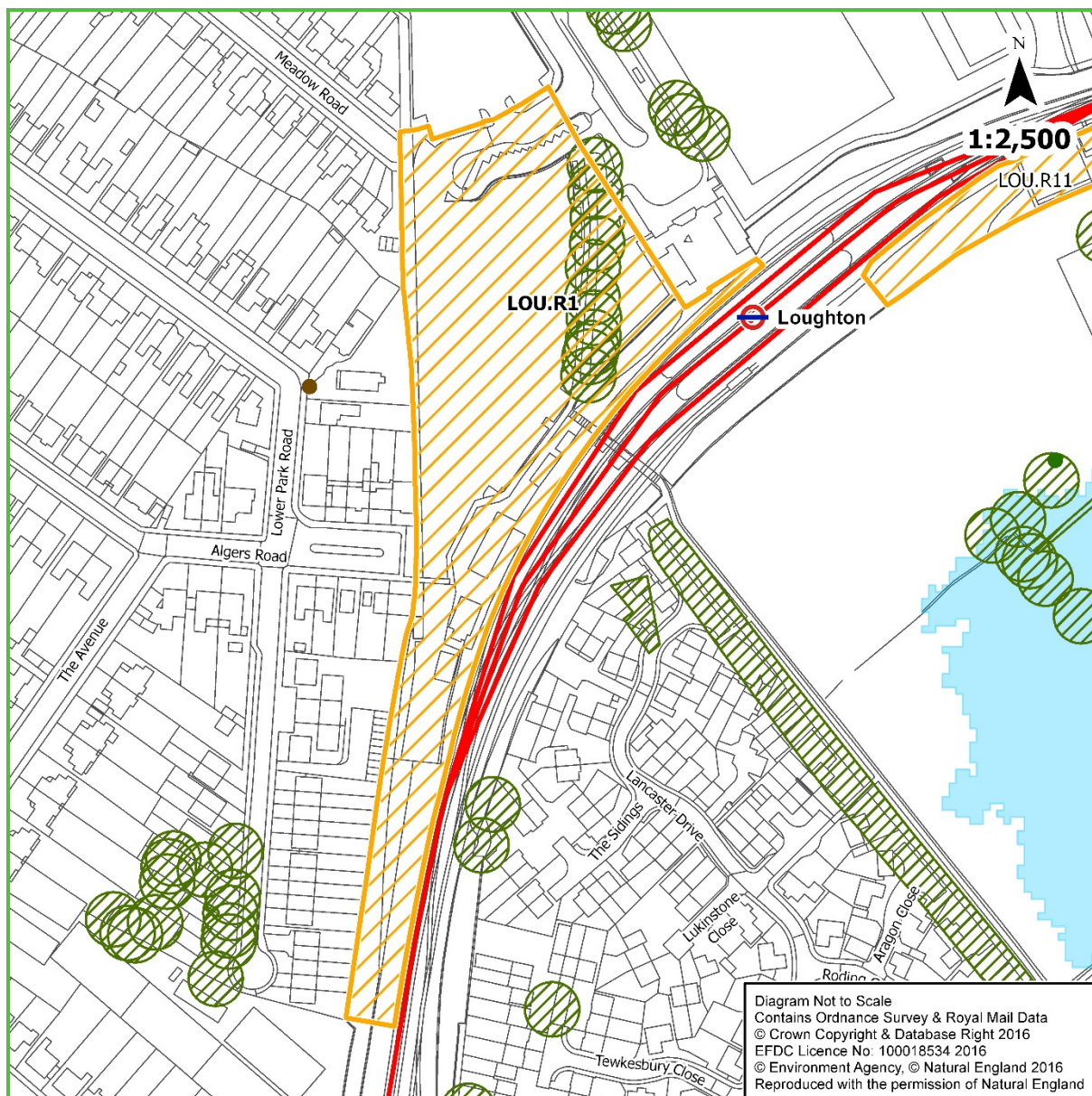
Loughton



Legend

	Residential site allocation	Environmental Designations	Road network	Basemap
	Employment site allocation		 Motorway	 Roadside area
	Traveller site allocation	 Ancient Tree	 A Road	 Roadway
	Residential and traveller site allocation	 Veteran Tree	 Minor Road	 Railway line
	Rural residential site allocation	 Flood Risk Zones 2 & 3	Rail infrastructure	 Woodland
	Rural employment site allocation	 BAP Habitat	 London Underground Central Line	 Watercourse
	Rural traveller site allocation	 Tree Preservation Order	 London Underground station	 Waterbody
	Masterplan Area		 Railway	 Built-up area
	Concept Framework Plan Area		 National Rail station	 Local Authority boundary
	Green Belt		 Epping Ongar Heritage Railway	
	District Open Land		 Epping Ongar Heritage Railway station	

LOU.R1 Loughton London Underground Car Park



Site Address: Station Road, Loughton, Essex, IG10 4NZ		
Settlement: Loughton		Proposed Use: Residential
Size (Ha)	1.62	Site Description: The site contains a car park and London Underground operational buildings. It is bounded by the London Underground Central Line to the south and east, residential development to the west and a supermarket car park to the north.
Indicative Development Area (Ha)	1.62	
Indicative Net Density (DpH)	114	
Approximate Net Capacity (Dwellings)	165	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.R1 Loughton London Underground Car Park

Development Requirements

Ecology and Trees

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

There are trees on the site which are protected by Tree Preservation Orders. Protected trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include incorporating trees within on-site open or amenity space.

Design

Development proposals should consider incorporating retail uses at the ground floor level in close proximity to the Loughton London Underground Station forecourt. If provided, any planning application should demonstrate how such retail floorspace will be serviced.

Development proposals for this site should be considered and informed by the Quality Review Panel.

Heritage

Development of the site may directly impact upon the locally listed Railway Signal Box and may impact upon the setting of the Grade II listed Loughton London Underground Station. The Council requires that development proposals retain the signal box and preserve its special architectural or historic interest. Proposals for new development which may affect the setting of Loughton London Underground Station and/or the locally listed signal box should sustain or enhance their significance. This may include appropriate layout and high quality design and materials.

On-site Constraints

The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should mitigate noise impacts through careful design and layout. This could include orienting built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.

The site includes an existing Public Right of Way that runs through the site north to south-west. Development proposals should seek to integrate the Public Right of Way within the development layout and maintain and where possible improve connectivity with the wider network. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

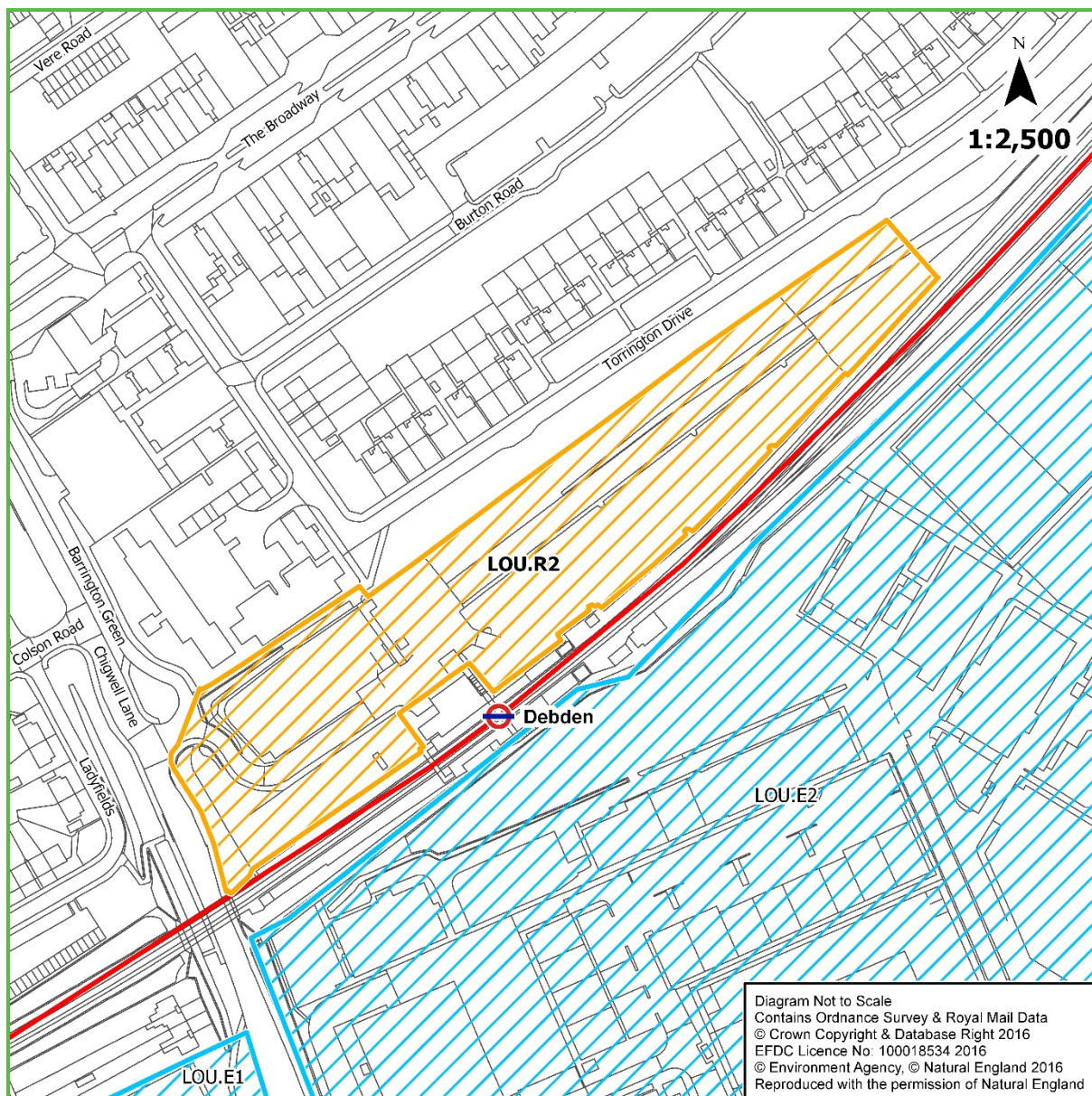
Infrastructure

Development proposals should incorporate the re-provision of the existing number of car parking spaces for London Underground customers in the development. Such car parking spaces should be integrated into the development through careful design and layout, which may include basement or undercroft car-parking.

This site is within 400m of a London Underground Station. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

An area currently used as a bus stop, taxi rank and formal drop-off and pick-up location for London Underground customers is adjacent and to the north east of the allocation site. Development proposals must identify a coordinated solution to integrating these uses along with the retained London Underground car parking and new residential-led development. This should include the creation of a high quality public realm at the station forecourt area and improvements to pedestrian footpaths/walkways, which are designed to minimise conflict between different road users, cyclists and pedestrians.

LOU.R2 Debben London Underground Car Park



Site Address: Chigwell Lane, Loughton, Essex, IG10 3

Settlement: Loughton

Proposed Use: Residential

Size (Ha)

1.66

Indicative Development Area (Ha)

1.66

Indicative Net Density (DpH)

129

Approximate Net Capacity (Dwellings)

192

Site Description:

The site is a car park. It is bounded by the London Underground Central Line to the south, Chigwell Lane to the west, Torrington Drive to the north and greenfield land/scrub to the east.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.R2 Debden London Underground Car Park

Development Requirements

Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England

Design

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. If provided, any planning application should demonstrate how such employment and retail floorspace will be serviced.

Development proposals for this site should be considered and informed by the Quality Review Panel.

On-site Constraints

The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should mitigate noise impacts through careful design and layout. This could include orienting built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.

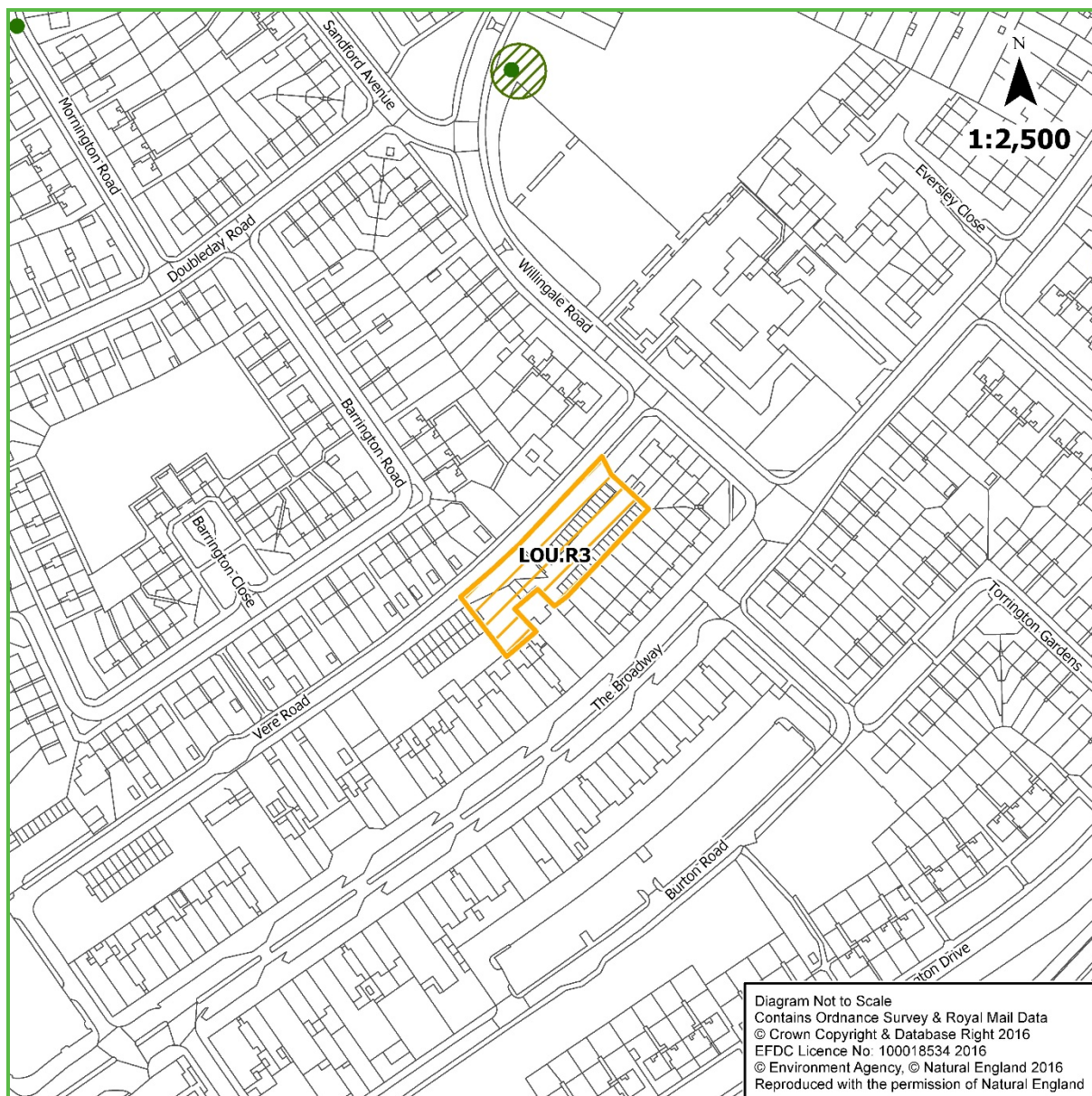
Infrastructure and mixed-use development

Development proposals should incorporate the re-provision of the existing number of car parking spaces for London Underground customers in the development. Such car parking spaces should be integrated into the development through careful design and layout, which may include basement or undercroft car-parking.

This site is within 400m of a London Underground Station. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

Development proposals should incorporate new, high quality pedestrian and cycle linkages between Debden London Underground Station, Loughton Broadway Small District Centre and the Epping Forest Shopping Park at Langston Road.

LOU.R3 Land at Vere Road



Site Address: Vere Road, Loughton, Essex		
Settlement: Loughton		Proposed Use: Residential
Size (Ha)	0.18	Site Description: The site is a car park. It is bounded by Vere Road to the north, residential development to the east and town centre uses to the south and west.
Indicative Development Area (Ha)	0.09	
Indicative Net Density (DpH)	101	
Approximate Net Capacity (Dwellings)	9	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.R3 Land at Vere Road

Development Requirements

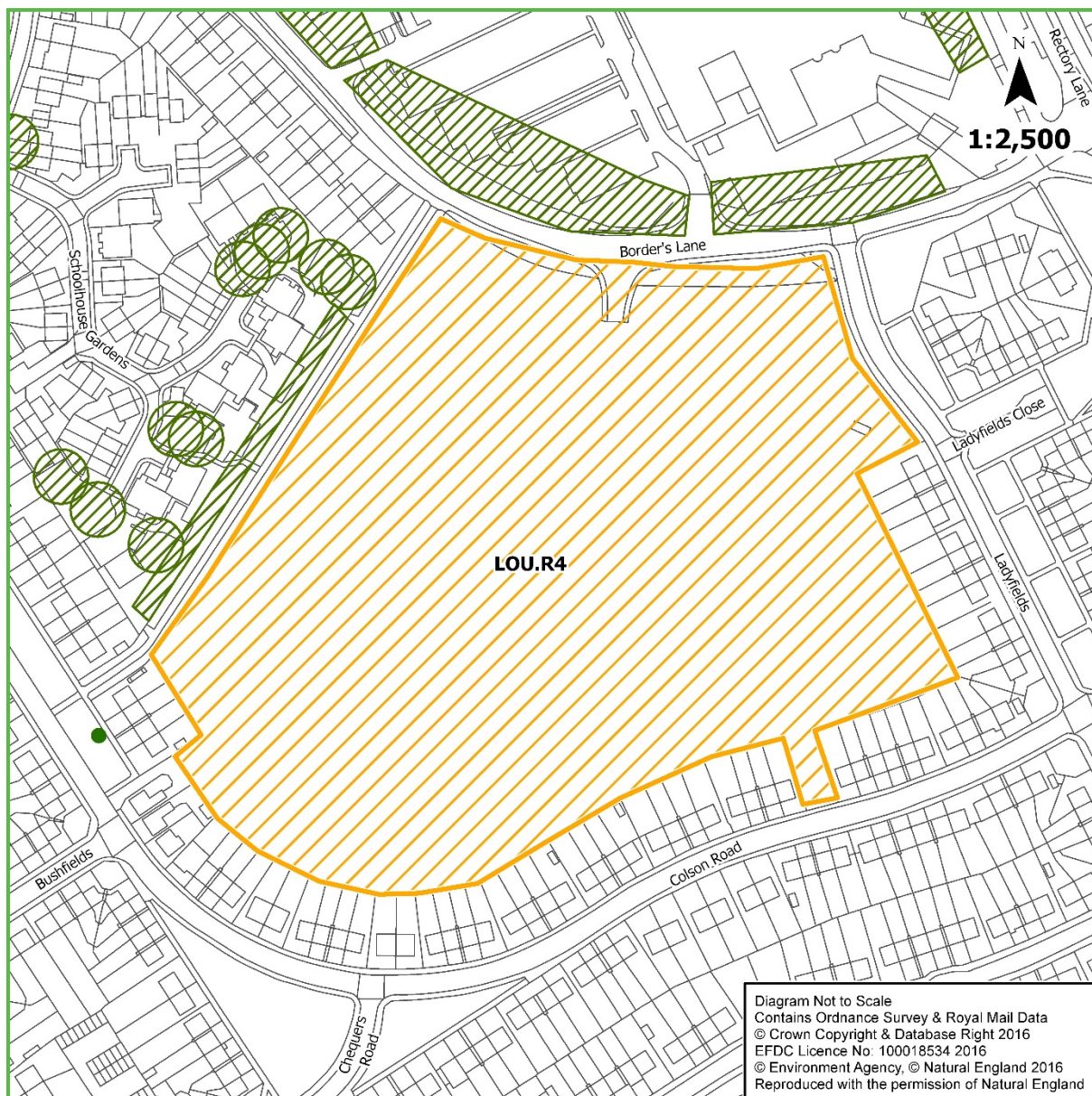
Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Infrastructure

This site is within 400m of a London Underground Station. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

LOU.R4 Borders Lane Playing Fields



Site Address: The Field Site, Epping Forest College, Borders Lane, Loughton, IG10 3RZ

Settlement: Loughton		Proposed Use: Residential
Size (Ha)	4.78	Site Description: The site is private open space. It is bounded by Borders Lane to the north and residential development to the west, east and south.
Indicative Development Area (Ha)	2.39	
Indicative Net Density (DpH)	101	
Approximate Net Capacity (Dwellings)	217	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.R4 Borders Lane Playing Fields

Development Requirements

Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Design

Development proposals should focus residential development to the western half of the site to enable the eastern half to be used for the expansion of Epping Forest College and the provision of enhanced education, indoor sports, leisure, health & wellbeing facilities and new open space. This should include recreational facilities and open space which will be made accessible to the public.

Development proposals for this site should be considered and informed by the Quality Review Panel.

Infrastructure

This site is within 400m of a London Underground Station. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

Development proposals should incorporate new high quality pedestrian and cycle linkages which integrate the residential development with the new and existing Epping Forest College facilities and the wider area.

LOU.R6 Royal Oak Public House



Site Address: Forest Road, Loughton, IG10 1EG		
Settlement: Loughton		Proposed Use: Residential
Size (Ha)	0.14	Site Description: The site is a former public house with associated garden and parking area. It is bounded by Forest Road to the north, Smart's Lane to the south, residential development to the west and The Victoria Tavern Public House to the east.
Indicative Development Area (Ha)	0.14	
Indicative Net Density (DpH)	72	
Approximate Net Capacity (Dwellings)	10	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

LOU.R6 Royal Oak Public House

Development Requirements

Ecology and Trees

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Development of this site may indirectly affect the adjacent Loughton Woods Local Wildlife Site and Epping Forest Deciduous Woodland/Wood Pasture and Parkland Priority Habitats, and nearby Epping-Amesbury Banks Ancient Woodland and Site of Special Scientific Interest. Development proposals should be subject to careful design and layout and, where appropriate, other mitigation measures to protect the identified ecological sites and habitats.

There are trees on and adjacent to the site which are protected by Tree Preservation Orders. Protected trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include incorporating trees within on-site open or amenity space.

Design

Development proposals should protect and enhance the forest-edge character of the area and the amenity of nearby existing development. The design should take into consideration aspects including layout and extent, development form, levels, density, scale, massing, materials and in particular height in order to protect the amenity and outlook of neighbouring existing properties.

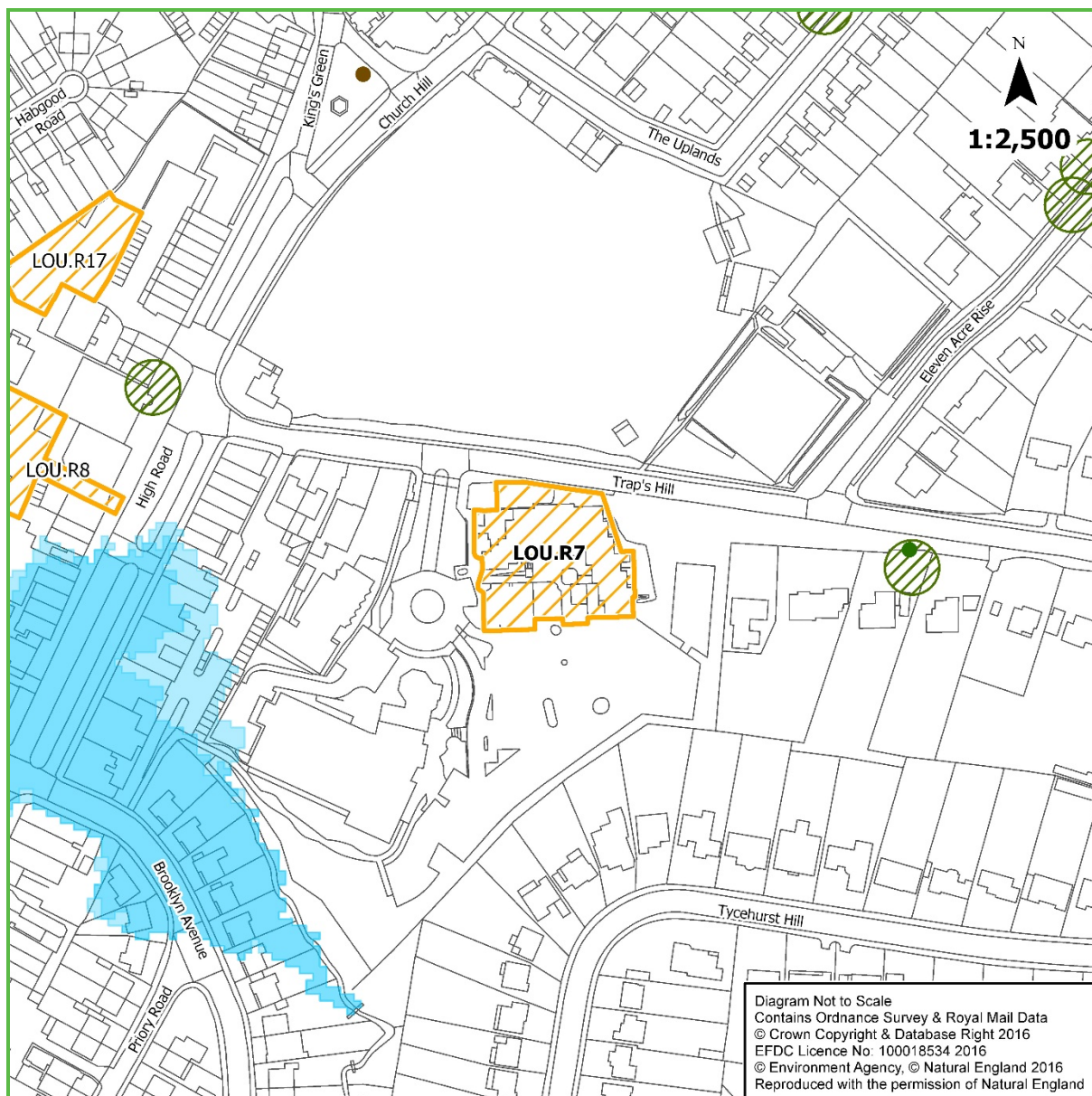
Heritage

Development of the site may directly impact upon the locally listed Royal Oak Public House. The Council requires development proposals to preserve the special architectural or historic interest of this building through its retention and sensitive conversion. New development to the rear of the site which may affect the setting of the building should sustain or enhance its significance, including the contribution made by its setting, including through a sympathetic and well-designed rear extension, appropriate layout and high quality design/materials.

On-site Constraints

The site includes an existing Public Right of Way on the eastern edge of the site. This should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

LOU.R7 Loughton Library



Site Address: Traps Hill, Loughton, Essex, IG10 1HD

Settlement: Loughton

Proposed Use: Residential

Size (Ha)

0.26

Site Description:

Indicative Development Area (Ha)

0.26

The site is a library. It is bounded by Traps Hill to the north, the car park for Loughton Leisure Centre to the south, the access road serving the car park and St Edmund of Canterbury Catholic Church to the west, and residential development to the east.

Indicative Net Density (DpH)

81

Approximate Net Capacity (Dwellings)

20

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

LOU.R7 Loughton Library

Development Requirements

Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

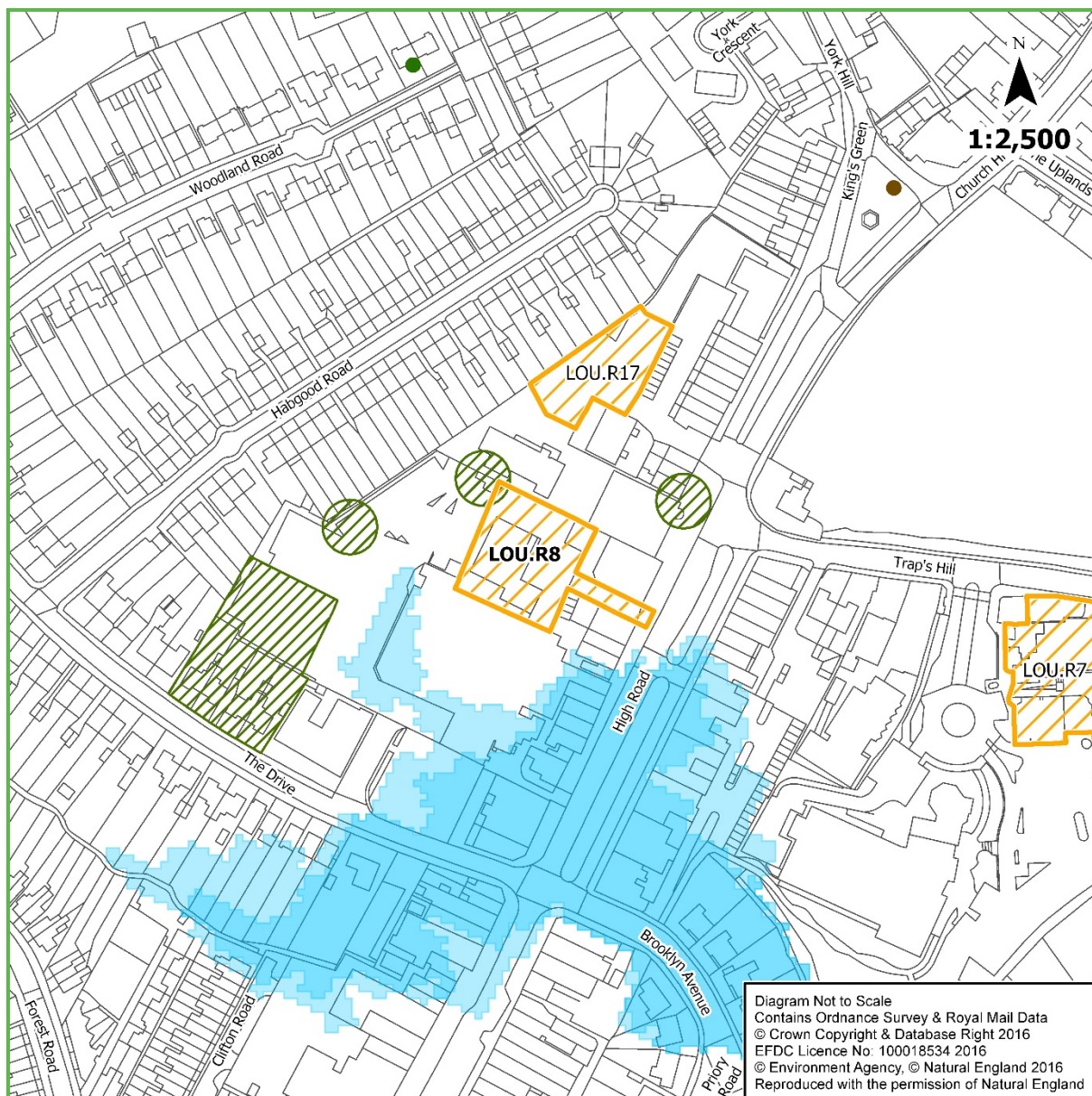
Design

Development proposals must incorporate on-site replacement of the existing library at ground floor level. They should also incorporate suitable accommodation for Loughton Town Council.

Infrastructure

This site is identified as being within Loughton Town Centre which is considered a sustainable location with good public transport accessibility. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

LOU.R8 Land West of High Road



Site Address: Car Park, west of High Road, Loughton, Essex

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.18

Site Description:

Indicative Development Area (Ha) 0.18

The site contains a former Post Office depot. It is bounded by residential development to the north, car park to the east, a supermarket to the south and High Road to the west.

Indicative Net Density (DpH) 162

Approximate Net Capacity (Dwellings) 29

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

LOU.R8 Land West of High Road

Development Requirements

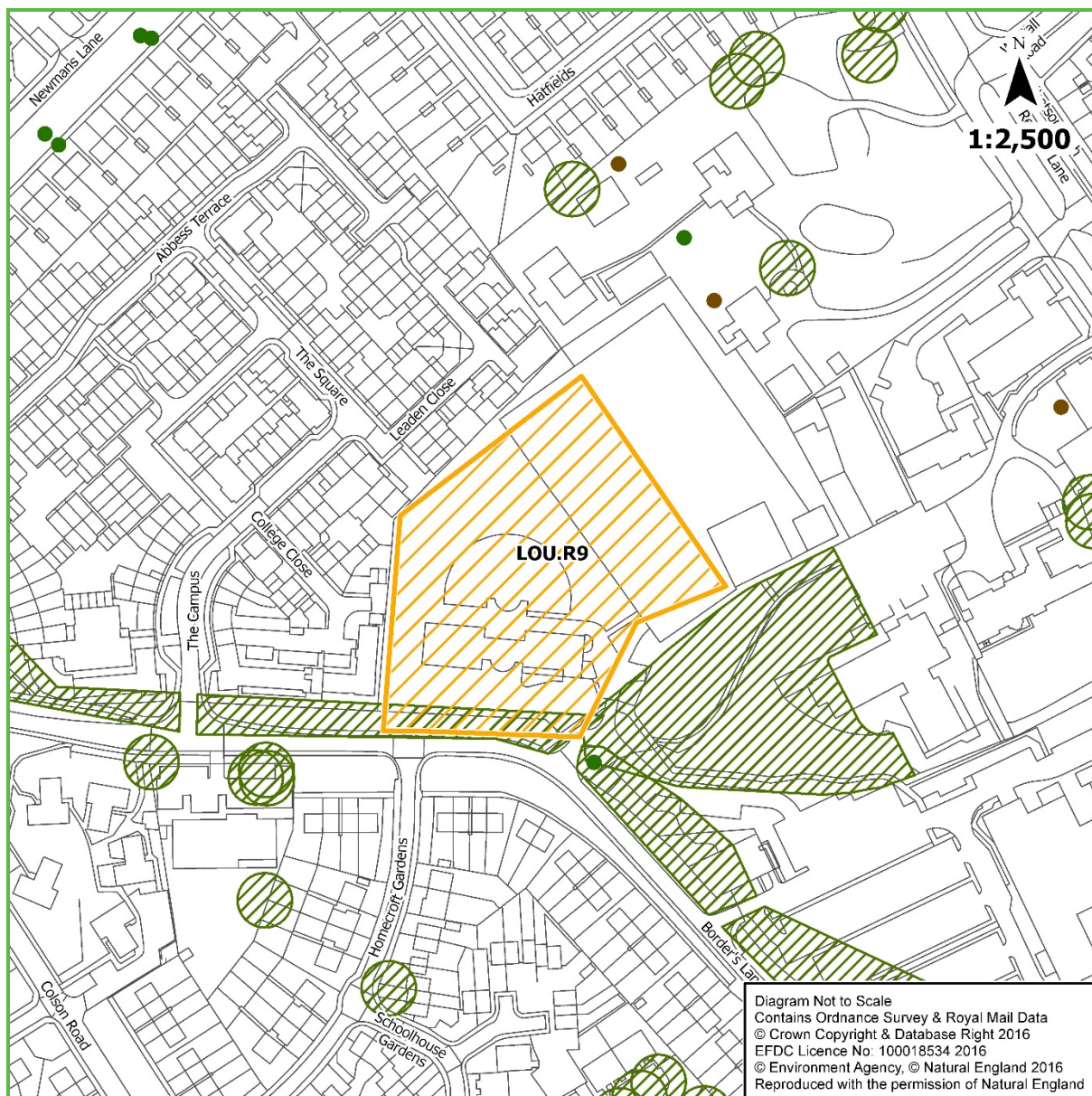
Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Infrastructure

This site is identified as being within Loughton Town Centre which is considered a sustainable location with good public transport accessibility. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

LOU.R9 Land at Former Epping Forest College



Site Address: Old Epping Forest College Site, Borders Lane, Loughton, Essex

Settlement: Loughton		Proposed Use: Residential
Size (Ha)	1.02	Site Description: The site is a former college. It is bounded to the east and north by residential development, Borders Lane to the south and Epping Forest College to the east.
Indicative Development Area (Ha)	1.02	
Indicative Net Density (DpH)	122	
Approximate Net Capacity (Dwellings)	111	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.R9 Land at Former Epping Forest College

Development Requirements

Ecology and Trees

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

There are trees on and adjacent to the southern boundary of the site which are protected by Tree Preservation Orders. Protected trees should be incorporated into the development proposals to avoid the loss of, or damage to, them. This could include incorporating trees within on-site open or amenity space.

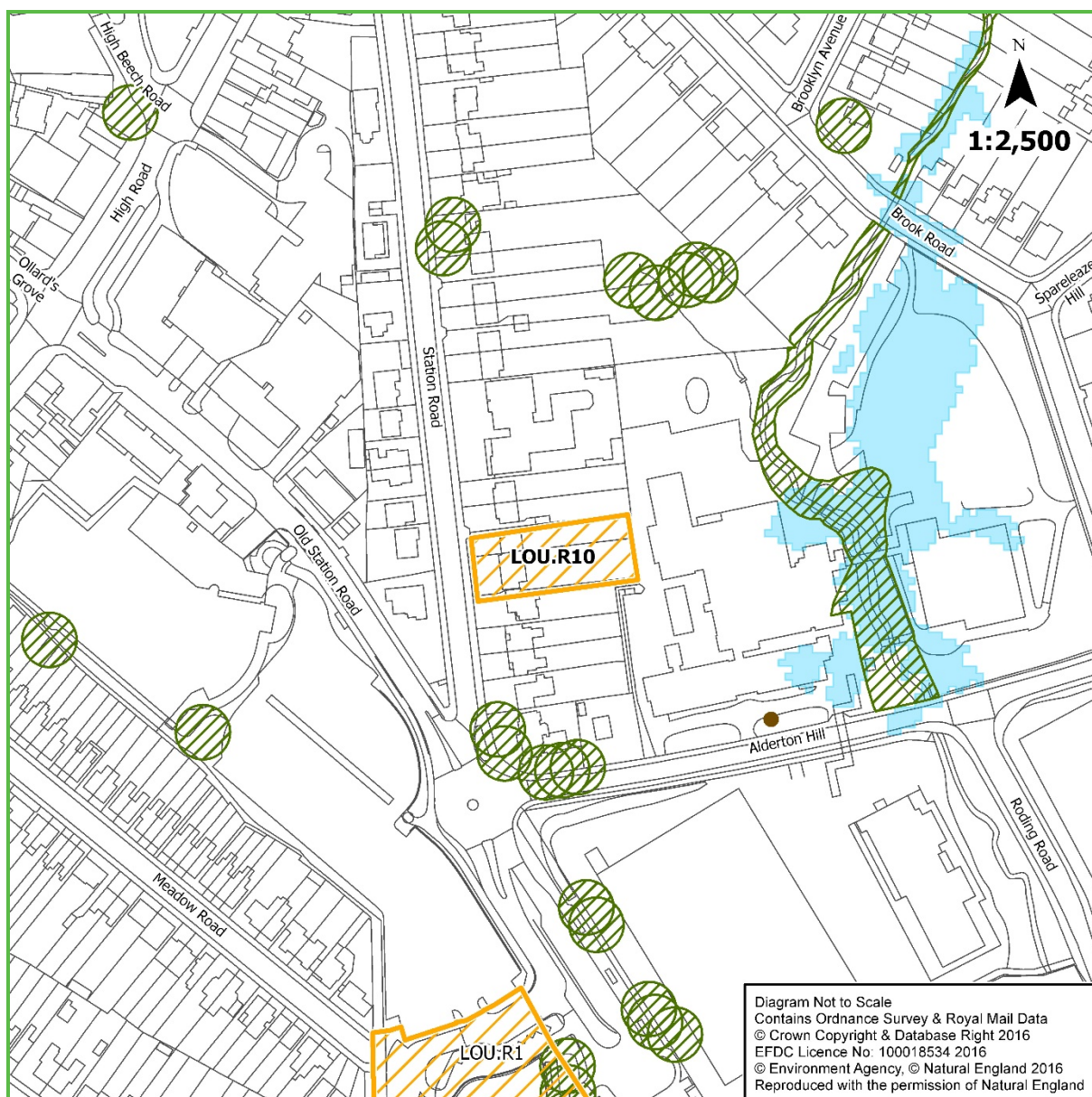
Heritage

Development of the site may impact upon the setting of the Grade II listed Corbett Theatre, Hatfields, Loughton Hall, The Church of St Nicholas, Listed Wall and a tomb within St Nicholas's Churchyard. Development proposals which affect the setting of these heritage assets should sustain or enhance the significance of them including the contribution made by their setting. Development proposals should preserve the special architectural or historic interest of these buildings and their settings, including through appropriate layout and high quality design/materials.

On-site Constraints

The site includes an existing Public Right of Way, which connects Borders Lane with Rectory Lane. This should be retained as part of the development. Development proposals should, where appropriate, enhance the Public Right of Way to meet modern requirements in terms of safety, directness, attractiveness and convenience, having regard to the needs of a wide range of users.

LOU.R10 Land at Station Road



Site Address: 46 - 48 Station Road, Loughton, Essex, IG10 4NX		
Settlement: Loughton		Proposed Use: Residential
Size (Ha)	0.14	Site Description: The site contains two residential dwellings and associated gardens. It is bounded by Station Road to the west, residential development to the north and south, and Roding Valley High School to the east.
Indicative Development Area (Ha)	0.14	
Indicative Net Density (DpH)	101	
Approximate Net Capacity (Dwellings)	12	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.R10 Land at Station Road

Development Requirements

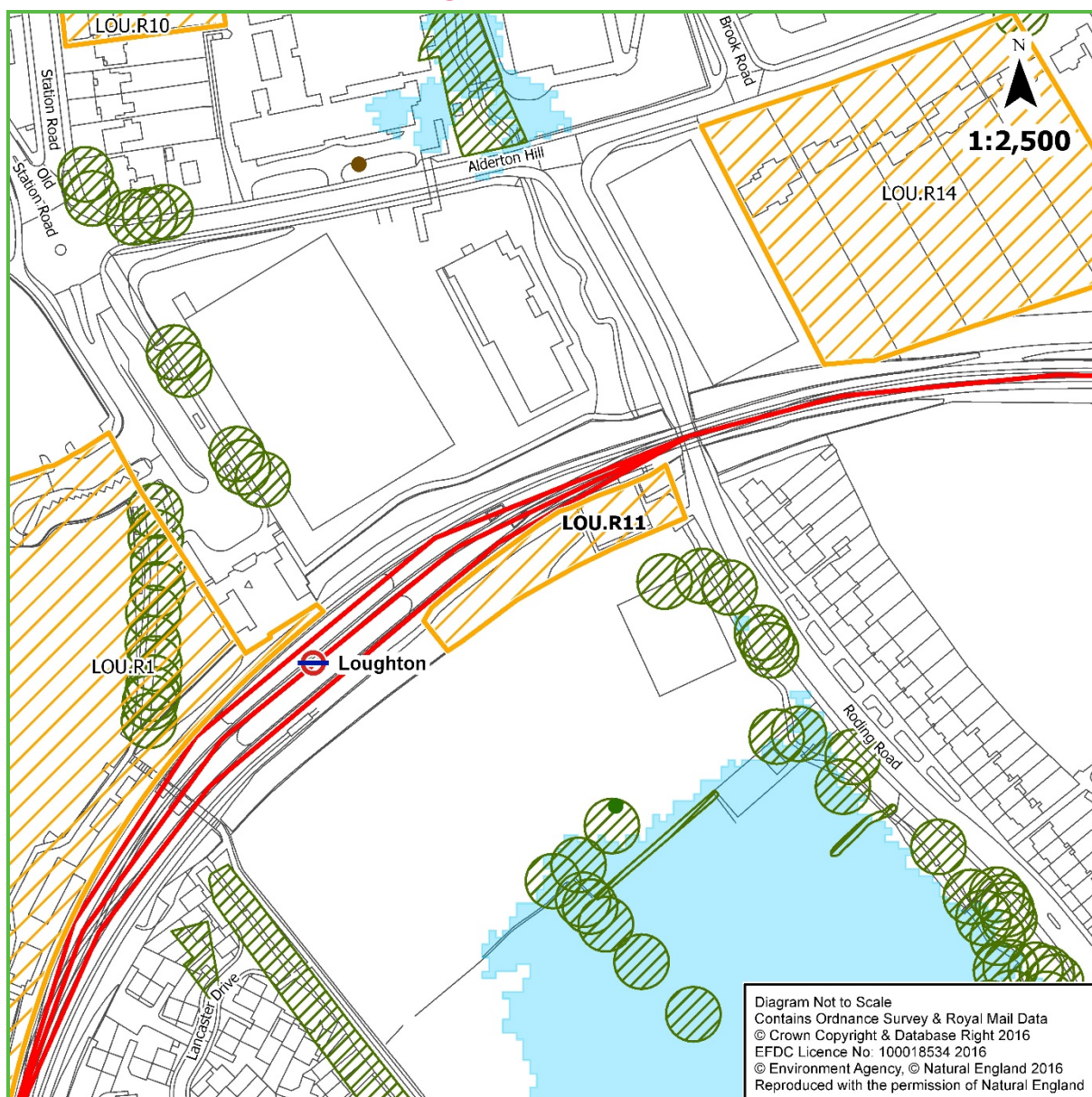
Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Infrastructure

This site is within 400m of a London Underground Station. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

LOU.R11 Land West of Roding Road



Site Address: Former Electricity Substation, Roding Road, Loughton, Essex, IG10 3ED

Settlement: Loughton		Proposed Use: Residential
Size (Ha)	0.19	Site Description: The site is a former electricity substation with associated greenfield land. It is bounded by the London Underground Central Line to the north, Roding Road to the east and greenfield land to west and south.
Indicative Development Area (Ha)	0.19	
Indicative Net Density (DpH)	51	
Approximate Net Capacity (Dwellings)	9	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.R11 Land West of Roding Road

Development Requirements

Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Heritage

Development of the site may directly impact upon the locally listed Electricity Sub-station Transformer. The Council requires development proposals to preserve the special architectural or historic interest of this Locally Listed Building through its retention and sensitive conversion. Development proposals for new development to the rear of this building which may affect its setting should sustain or enhance its significance, including the contribution made by its setting, through appropriate layout and high quality design/materials. Development proposals should not include new additions to the front of the site which may obscure views of this Locally Listed Building from Roding Road.

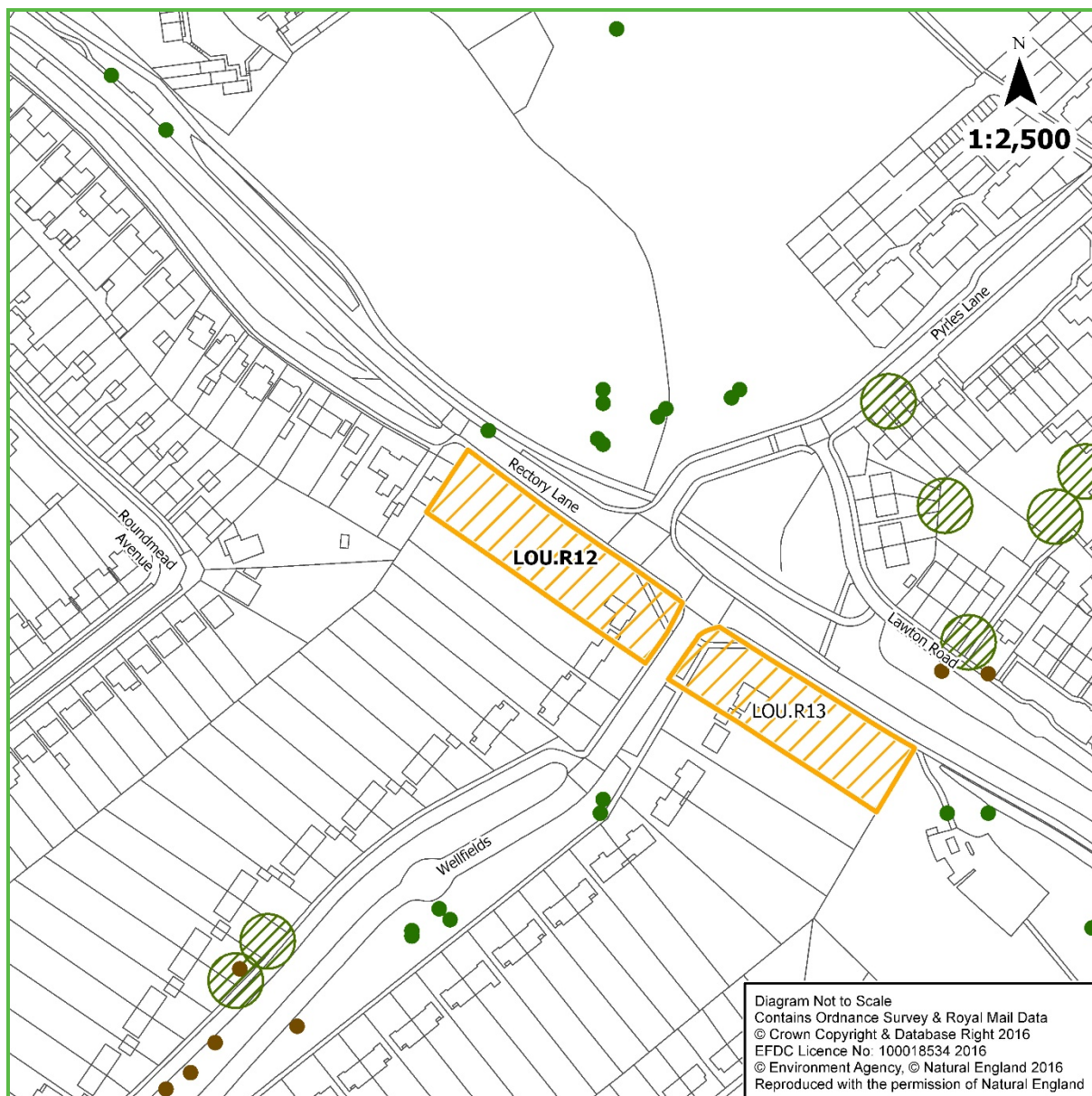
On-site Constraints

The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should mitigate noise impacts through careful design and layout. This could include orientating built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.

Infrastructure

This site is within 400m of a London Underground Station. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

LOU.R12 Land at 63 Wellfields



Site Address: 63 Wellfields, Loughton, Essex, IG10 1PA

Settlement: Loughton		Proposed Use: Residential
Size (Ha)	0.26	Site Description: The site is a GP surgery and associated car park. It is bounded by Rectory Land to the north, Wellfields to the east and residential development to the west and south.
Indicative Development Area (Ha)	0.26	
Indicative Net Density (DpH)	45	
Approximate Net Capacity (Dwellings)	10	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.R12 Land at 63 Wellfields

Development Requirements

Ecology

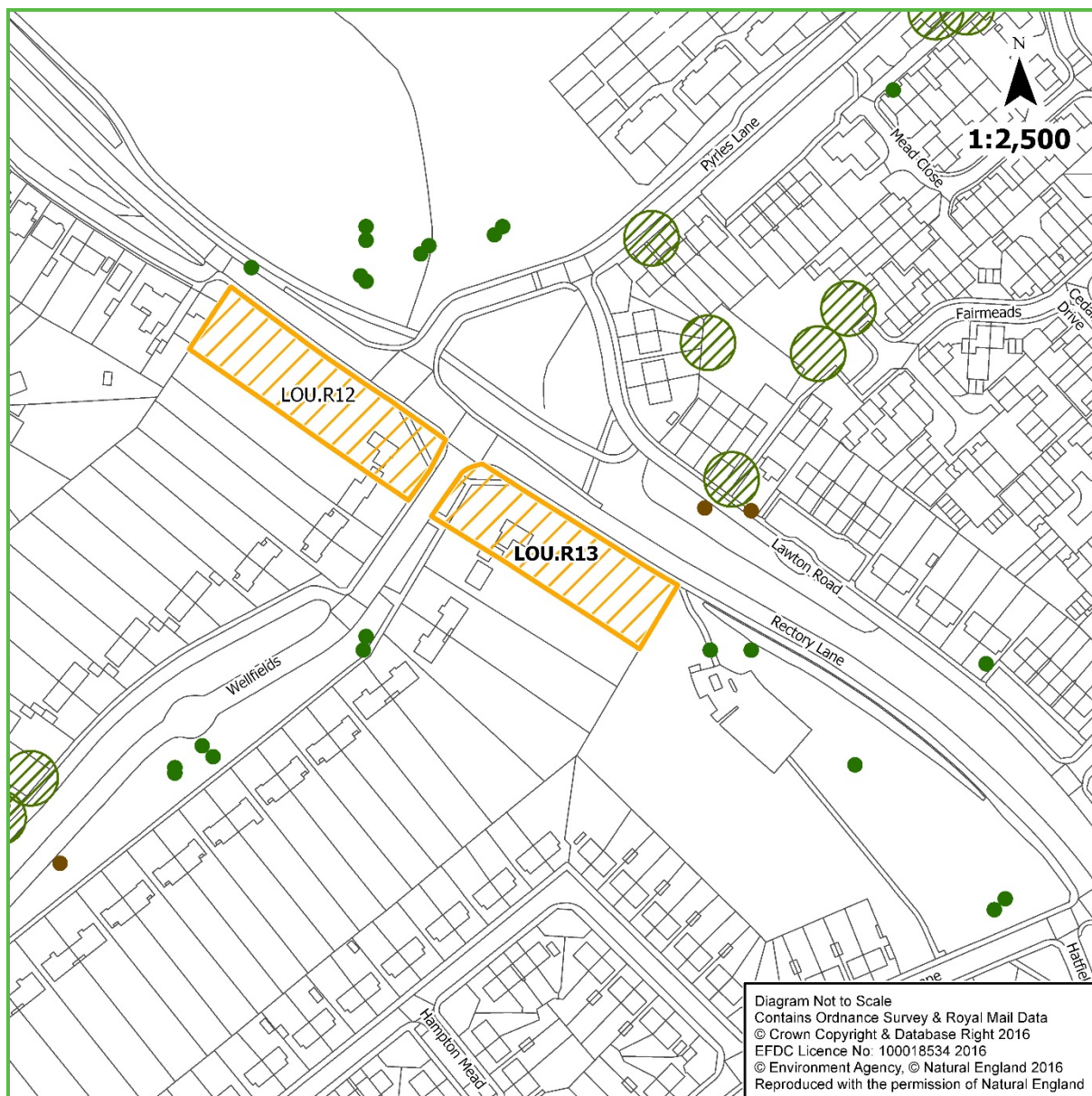
Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Design

Development proposals should incorporate on-site replacement of the GP practice.

The prominent corner location of this site means that development is likely to impact upon the character of the settlement. Development proposals should protect or enhance the character of the area and/or the amenity of nearby existing development. The design should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials.

LOU.R13 Land at 70 Wellfields



Site Address: 70 Wellfields, Loughton, IG10 1NY		
Settlement: Loughton		Proposed Use: Residential
Size (Ha)	0.23	Site Description: The site contains a dental practice and a residential dwelling. It is bounded by Rectory Land to the west, Wellfields to the north and residential development to the east and south.
Indicative Development Area (Ha)	0.23	
Indicative Net Density (DpH)	34	
Approximate Net Capacity (Dwellings)	6	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.R13 Land at 70 Wellfields

Development Requirements

Ecology

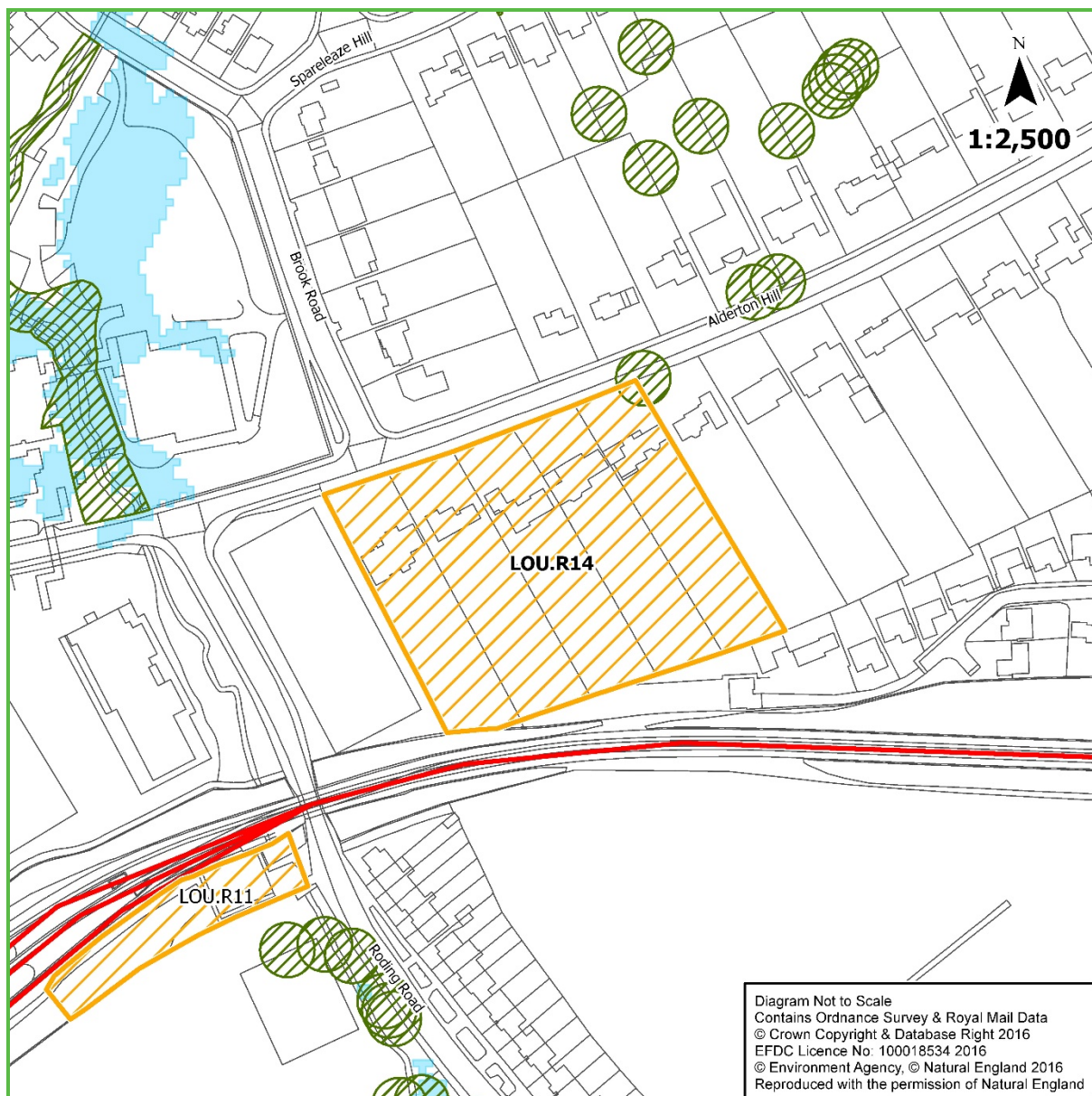
Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Design

Development proposals should incorporate on-site replacement of the dental practice.

The prominent corner location of this site means that development is likely to upon the character of the settlement. Development proposals should protect or enhance the character of the area and/or the amenity of nearby existing development. The design should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials.

LOU.R14 Land at Alderton Hill



Site Address: 13 Alderton Hill, Loughton, Essex, IG10 3JD

Settlement: Loughton		Proposed Use: Residential
Size (Ha)	1.28	Site Description: The site comprises five residential dwellings. It is bounded by Alderton Hill to the north, residential development to the east and west, and the London Underground Central Line to the south.
Indicative Development Area (Ha)	1.28	
Indicative Net Density (DpH)	34	
Approximate Net Capacity (Dwellings)	33	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.R14 Land at Alderton Hill

Development Requirements

Ecology and Trees

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

There is a tree adjacent to the site which is protected by a Tree Preservation Order. The protected tree should be incorporated into the development proposals to avoid loss, or damage to it.

Design

The design of development proposals should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials to avoid detrimental impacts on the amenity of existing neighbouring properties.

On-site Constraints

The site is identified as being at risk of noise impacts due to its proximity to the London Underground Central Line. Development proposals should mitigate noise impacts through careful design and layout. This could include orientating built development away from areas most affected, providing planting to provide screening, and/or ensuring noise-insulating building materials are used.

Infrastructure

This site is within 400m of a London Underground Station. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

LOU.R15 Land at Traps Hill



Site Address: 60 Traps Hill, Loughton, Essex, IG10 1TD

Settlement: Loughton

Proposed Use: Residential

Size (Ha) 0.14

Indicative Development Area (Ha) 0.14

Indicative Net Density (DpH) 59

Approximate Net Capacity (Dwellings) 6

Site Description:

The site comprises a residential dwelling. It is bounded by residential development to the west, Oak View School to the north and east and by Spareleaze Hill to the south.

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

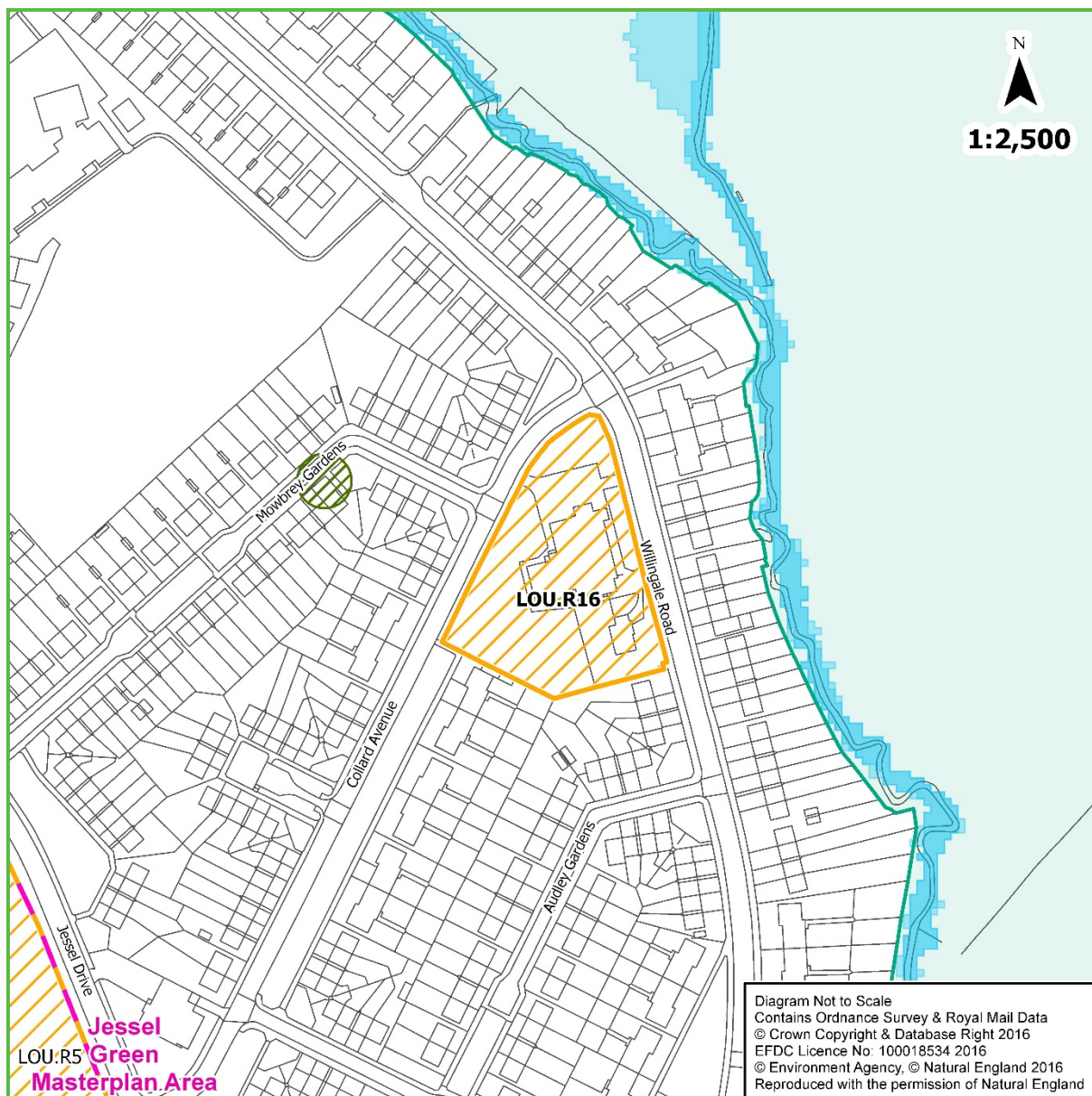
LOU.R15 Land at Traps Hill

Development Requirements

Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

LOU.R16 St Thomas More RC Church



Site Address: St Thomas More RC Church and Presbytery, 106 Willingale Road, Loughton, Essex, IG10 2DA

Settlement: Loughton		Proposed Use: Residential
Size (Ha)	0.50	Site Description: The site contains a church with associated car park and garden. It is bounded by Willingale Road to the north and east, Collard Avenue to the west and residential development to the south.
Indicative Development Area (Ha)	0.50	
Indicative Net Density (DpH)	36	
Approximate Net Capacity (Dwellings)	18	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.R16 St Thomas More RC Church

Development Requirements

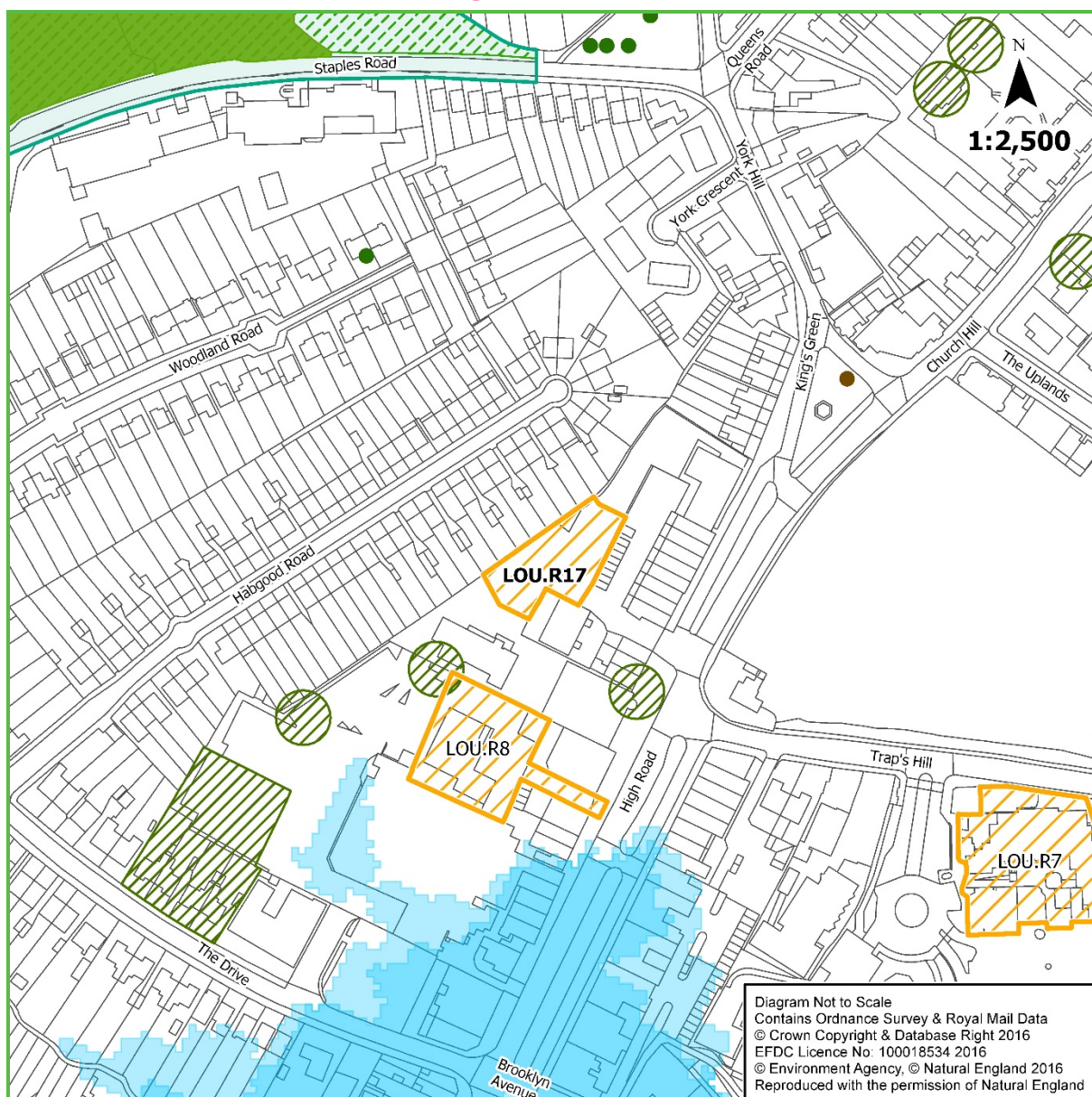
Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Design

Development proposals should incorporate on-site replacement of the existing D2 Use Class community use.

LOU.R17 Land to the rear of High Road



Site Address: 268-278 High Road, Loughton, Essex, IG10 4BG

Settlement: Loughton		Proposed Use: Residential
Size (Ha)	0.11	Site Description: The site is hardstanding. It is bounded by residential development.
Indicative Development Area (Ha)	N/A	
Indicative Net Density (DpH)	N/A	
Net Capacity (Dwellings)	12	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.R17 Land to the rear of High Road

Development Requirements

Ecology

Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England.

Infrastructure

This site is identified as being within Loughton Town Centre which is considered a sustainable location with good public transport accessibility. To promote sustainable transport modes and encourage active transport, development proposals for residential development should limit the provision of on-site residents' car parking to that required to service the essential needs of the development. Provision should be made on-site for car clubs/car sharing or pooling arrangements, visitor parking and blue badge holders. Contributions will be sought for implementing Controlled Parking Zones in the vicinity of the site.

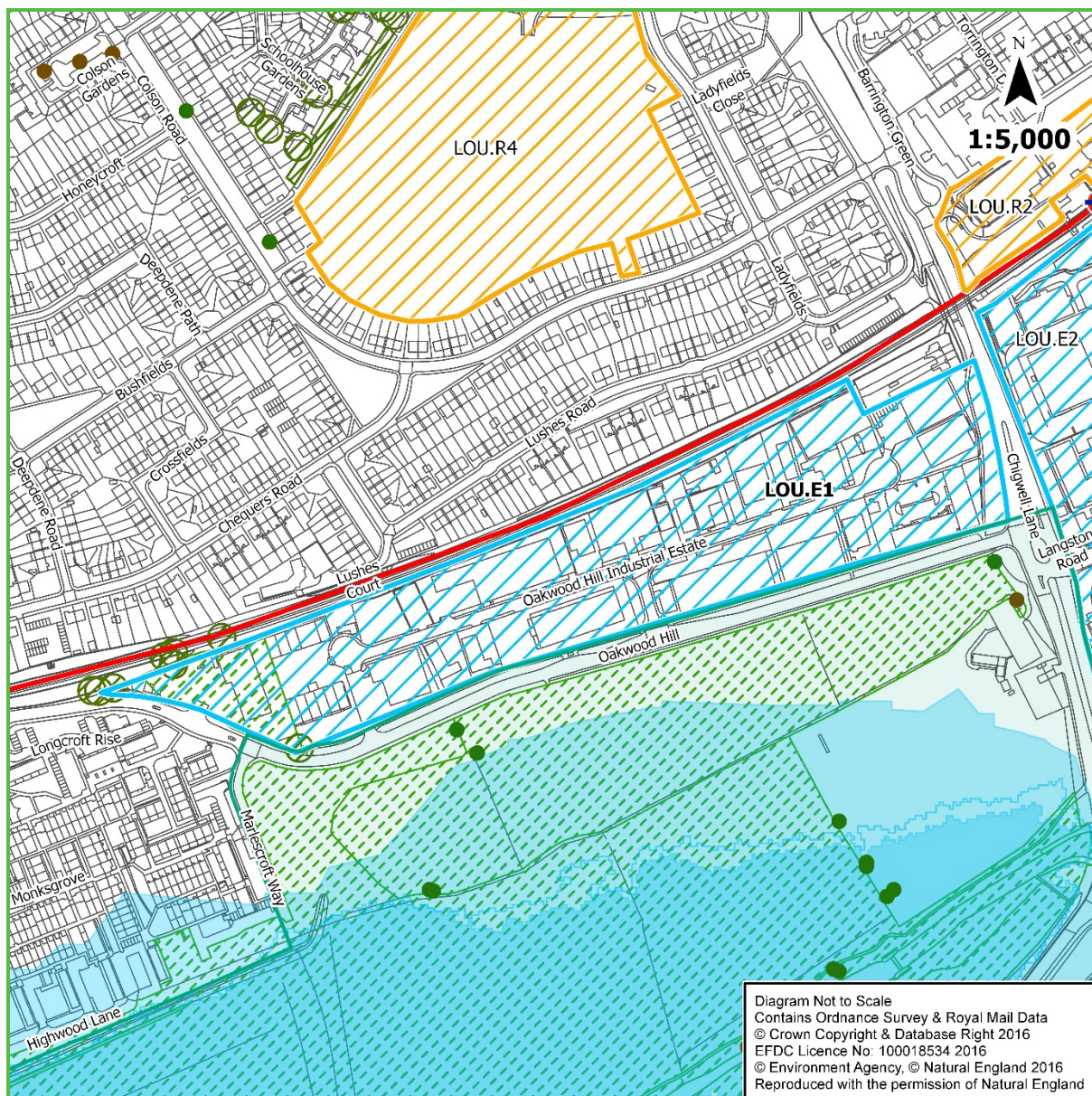
LOU.R18 Land at High Beech Road



Site Address: 9-11 High Beech Road, Loughton, Essex, IG10 4BN		
Settlement: Loughton		Proposed Use: Residential
Size (Ha)	0.06	Site Description: The site is offices and associated car parking. It is bounded by High Beech Road to the west and residential development to the north, east and south. Planning permission (ref EPF/0719/17) was granted for eight units on 5 June 2017.
Indicative Development Area (Ha)	N/A	
Indicative Net Density (DpH)	N/A	
Net Capacity (Dwellings)	8	

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

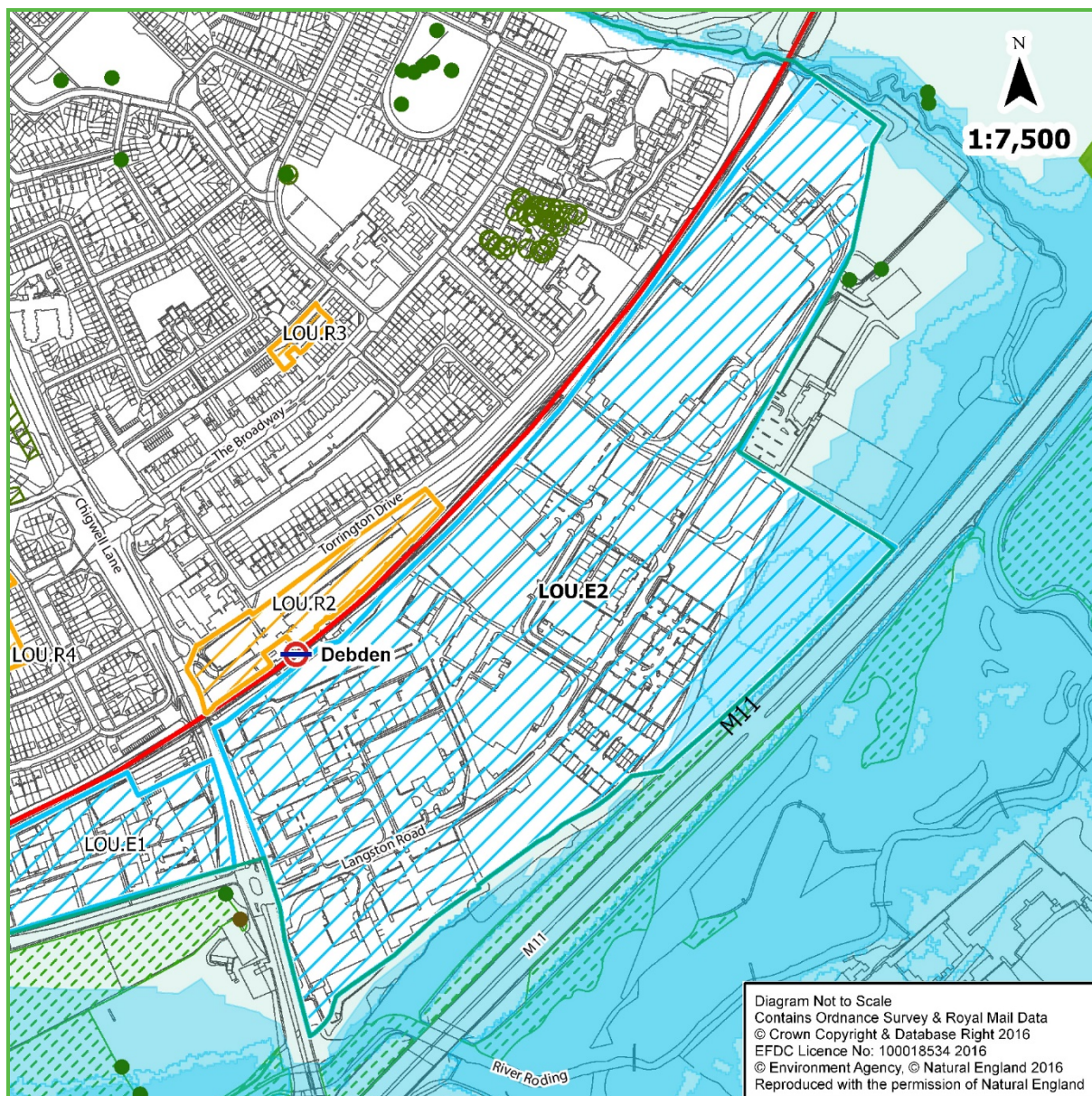
LOU.E1 Oakwood Hill Industrial Estate



Site Address: Oakwood Hill, Loughton, IG10 3DQ	
Settlement: Loughton	Site Description: The site is an industrial estate comprising office and employment uses, also containing leisure uses. It is bounded by the London Underground Central Line to the north, Chigwell Lane (A1168) to the east, Oakwood Hill to the south and residential development to the west.
Proposed Use: Employment	
Size (Ha)	
	6.10

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.E2 Langston Road Industrial Estate



Site Address: Langston Road Industrial Estate, Loughton, IG10 3DQ

Settlement: Loughton		Proposed Use: Employment	B Use Class: B2
Size (Ha)	30.6	Site Description: The site comprises two parts: a mix of office, industrial and retail uses; and greenfield land in the south east corner for the expansion of the industrial estate. It is bounded by the M11 to the south, Chigwell Lane (A1168) to the west, greenfield land and woodland to the east and London Underground Central Line to the north.	
Indicative Development Area (Ha)	1		
Indicative Plot Ratio	0.4		
Approximate Net Employment Floorspace (sqm)	4,000		

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.

LOU.E2 Langston Road Industrial Estate

Development Requirements

In accordance with Policy P 2, development proposals which relate to the south-east of the employment allocation identified for expansion, should comply with the following development requirements.

Design

Development proposals for the expansion of the existing employment site should be located on the south eastern part of the site which lies adjacent to the M11 motorway. It is anticipated that up to one hectare of employment land will come forward during the Plan period.

Ecology

Development of this site is likely to directly affect a Priority Habitat and may indirectly affect adjacent Deciduous Woodland. Development proposals should be subject to careful design and layout to avoid the loss of the Priority Habitat and should identify opportunities to provide compensatory BAP habitat within the site, if required. Where adverse impacts of development proposals on the Priority Habitat and Deciduous Woodland are unavoidable, they should be addressed in accordance with the requirements of Policy DM 1.

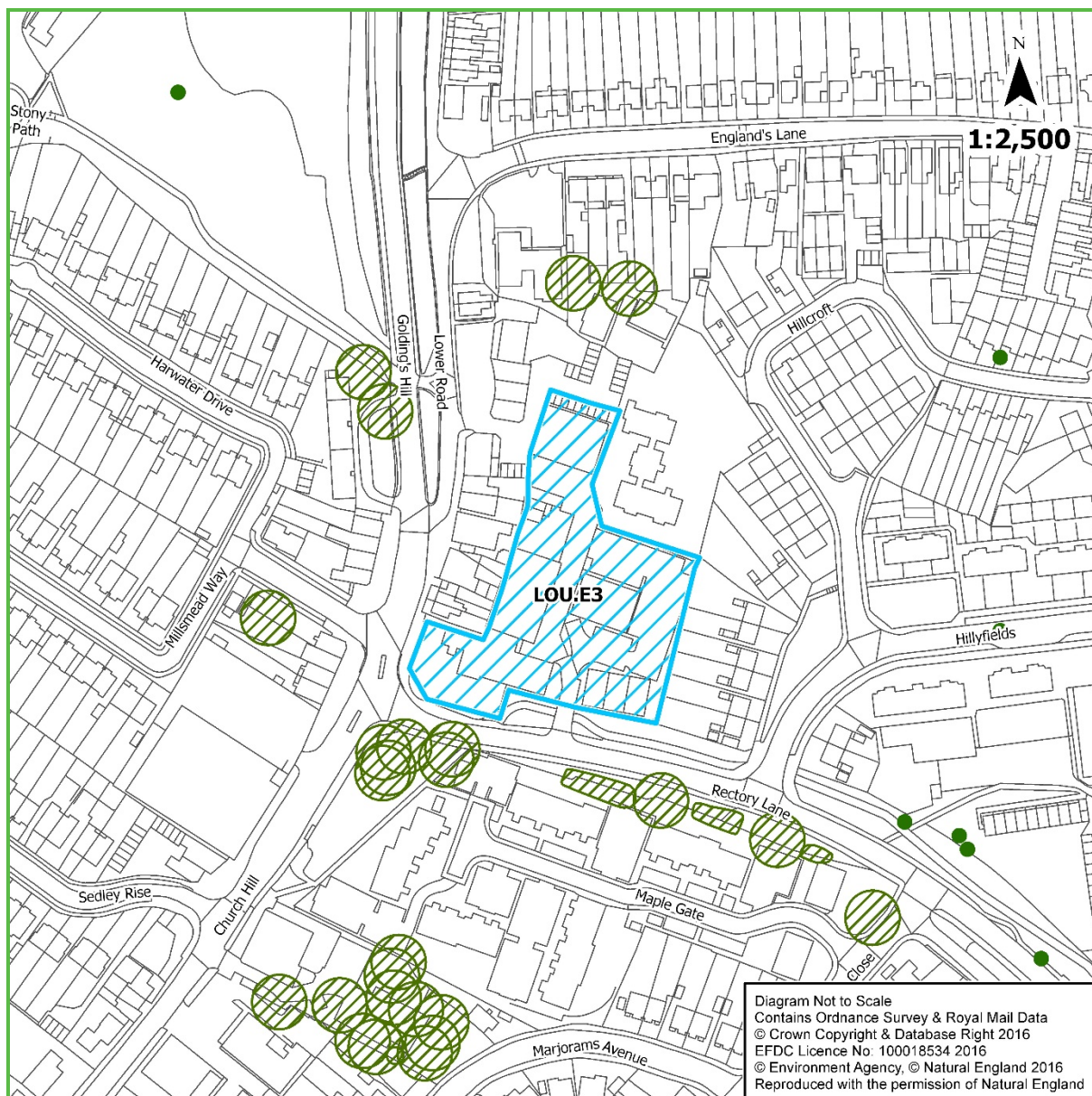
On-site Constraints

The site is identified as being at risk of noise and air quality impacts due to its proximity to the M11 motorway. Development proposals should mitigate noise and air quality impacts through careful design and layout. This could include orientating built development away from areas most affected, providing planting and earthworks to provide screening, and/or ensuring noise-insulating building materials are used.

Infrastructure

A new vehicular access will need to be created for entry to and exit from the site. This must be provided from Langston Road, through third party land in between existing development to the north west of the site. Access from Chigwell Lane would not provide a safe access point.

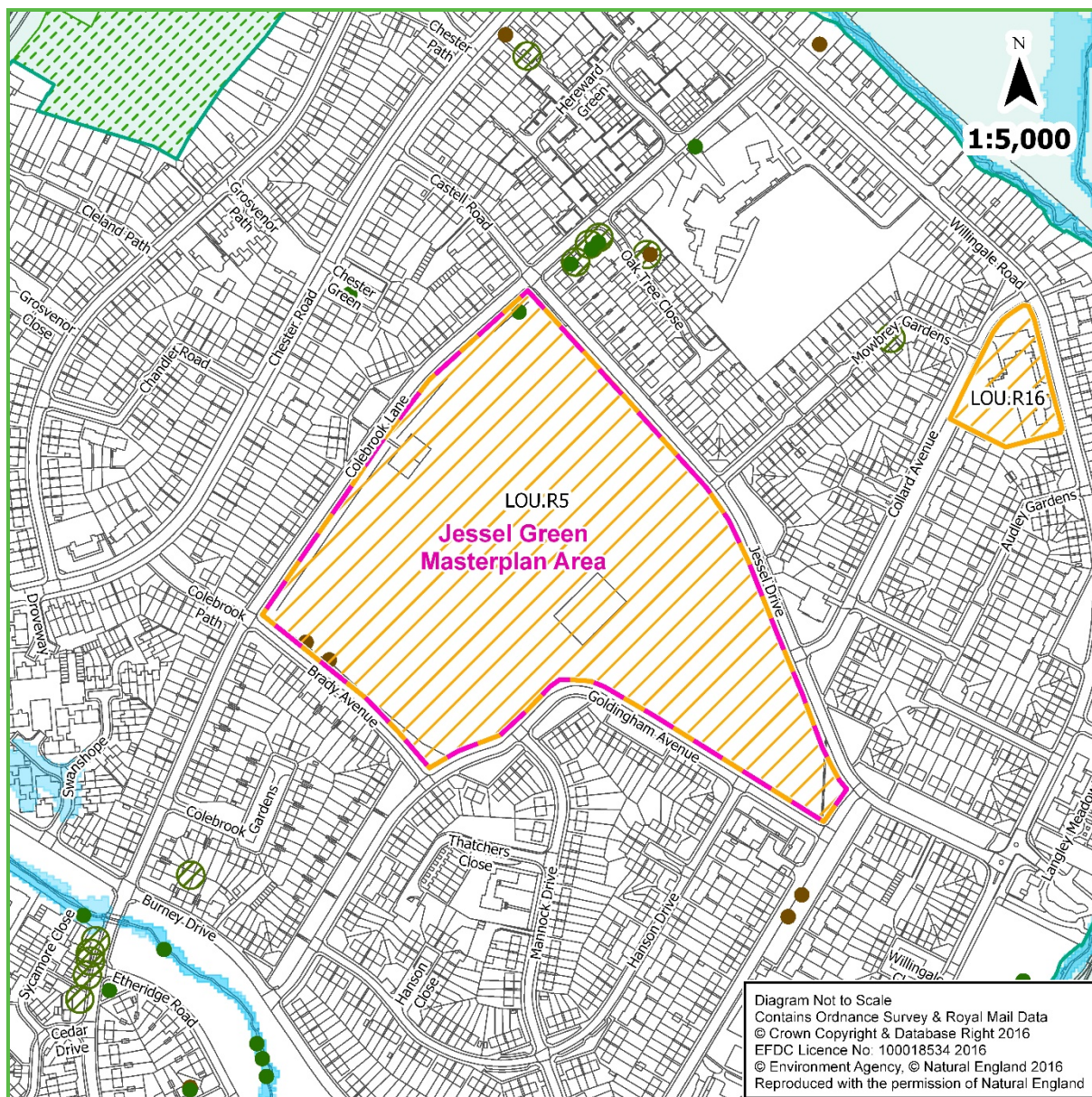
LOU.E3 Buckingham Court



Site Address: Rectory Lane, Loughton, IG10 2QZ	
Settlement: Loughton	Site Description: The site comprises office and industrial uses. It is bounded by Lower Road/Golding's Hill to the west, Rectory Lane to the south and residential development to the north and east.
Proposed Use: Employment	
Size (Ha)	0.62

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council's approved Validation Requirements.

Jessel Green Masterplan



Settlement: Loughton		Proposed Use: Residential	
Masterplan Area (Ha)	8.03	Site Description: The site is public open space. It is bounded by Colebrook Lane to the east, Jessel Drive to the north and west and Brady Avenue and Goldingham Avenue to the south.	
Indicative Development Area (Ha)	4.02		
Minimum Net Capacity (Dwellings)	154		
Site Allocations included in Masterplan: LOU.R5 Land at Jessel Green			

When bringing forward development proposals, regard should be had to the Local Plan as a whole. This includes any relevant policies as well as any site specific requirements provided in this appendix. Planning applications should also comply with the Council’s approved Validation Requirements.