

Marie-Claire Tovey
Epping Forest District Council
323 High Street,
Epping,
CM16 4BZ

Our Ref: *FNH 437*
Your Ref: *PP- 08326827*
Email: *David.chalmers@fairview.co.uk*

14 February 2020

Dear Marie-Claire,

Re: Submission of full planning application, Borders Lane Playing Fields, Borders Lane, Loughton IG103SA

I write in respect of the above site and to formally submit a full application for planning permission for a development at the above referenced site. This application follows detailed pre-application discussions that Fairview Homes (Epping Forest) Limited No. 2 ('Fairview') have held with Officers at Epping Forest District Council.

Proposed Development

The application site comprises former private playing fields previously associated with Epping Forest College which have been earmarked for redevelopment to provide new homes and the provision of enhanced education, indoor sports facility and new open space through its identification as site LOU.R4 ('Land at Former Epping Forest College') in the Districts emerging local development plan.

The proposed development will create an exciting combination of new homes and leisure facilities set within a new local park, for the benefit and enjoyment of the existing community, new residents, visitors and College students. Specifically the proposals include:

- 285 new high quality dwellings of a range of sizes that will play an important role in addressing strategic housing needs for the District. The proposed units meet DCLG Technical Housing Standards and building regulations, ensuring a high standard of accommodation.
- A new start-of-the-art Wellness Centre positioned within the northern portion of the site associated New City College, but open to the general public.
- A new public recreation park

Fairview New Homes (Epping Forest) No. 2 Limited, has extensive experience of delivering high quality schemes across London and the Home Counties. They have built upon this experience and worked closely with the Epping Forest District Council (EFDC) Officers and FRAME Design Review Panel to develop and refine the schemes design through a number of meetings. They have also actively engaged with local groups and residents to understand their needs and concerns regarding the proposals.

The NPPF provides a clear presumption in favour of sustainable development and the provision of housing. In addition, both regional guidance and emerging local guidance state that there is a need for additional housing both within the District of Epping Forest, and

specifically within the Loughton area. The latest evidence available indicates that the Epping Forest District Council (EFDC) cannot demonstrate a 5-year Housing Land Supply of available sites and therefore is in tilted balance where there is presumption in favour of sustainable development. This position has been accepted by the Council on a number of occasions involving public inquiries determined in the last year. For example, the 'Fernbank Nursery, Nazeing' Decision, dated 23 April 2018 confirms this position and notes a supply of only 1.35 years of deliverable land. Housing delivery is therefore a priority for the District in which there is a clear incentive and need to optimise development opportunities to deliver new housing.

The resultant design delivers a development that not only closely relates to the character, appearance and scale of the surrounding area, but also addresses the need for new leisure facilities and public open space, including children's play space. The proposals demonstrate that they will cause no harm to neighbouring amenity, whilst greatly enhancing the sites appearance and delivering a significant quantum of new housing (including affordable housing) making a valuable contribution to housing delivery within a District significantly constrained by Green Belt, as well as a new education and leisure facilities.

As part of Fairview's planning application for the proposed development, there are a number of planning application documents, supporting documents and technical reports that are submitted in support of the planning application. In this regard, we submit the following documents for consideration:

- Planning Application Form
- Planning Statement, prepared by FNH
- S106 HOT (Planning Statement)
- Location and Context Plans, prepared by Metropolis Architecture
- Affordable Housing Statement and viability assessment, prepared by FNH
- Proposed Floorplans and Elevations, prepared by Metropolis + Scott Brownrigg Architecture
- Urban Design Appraisal, prepared by Lambert Smith Hampton
- Landscaping Plan and Strategy, prepared by Cameo Landscape Architects
- Design and Access Statement, prepared by Metropolis + Scott Brownrigg Architecture
- Open Space Assessment (DAS)
- Lighting Assessment (DAS)
- Archaeology Assessment, prepared by CgMs
- Daylight/Sunlight Assessment, prepared by CHP Surveyors
- Statement of Community Involvement, prepared by BECG
- Ecology Report, prepared by Ecology Solutions
- Air Quality Assessment, prepared by Syntegra Consulting
- Noise Impact Assessment, prepared by MLM
- Flood Risk Statement, prepared by Stantec
- Energy Statement, prepared by Low Energy Consultancy
- Sustainability Statement (refer to DAS), prepared by FNH
- Foul and Surface Water Drainage Strategy Layout Plan, prepared by IDL
- Land Contamination Assessment, prepared by CGL
- Transport Assessment and Travel Plan, prepared by Mott Macdonald

The submission documents listed above have been agreed as part of the pre-application discussions with Planning Officers and are submitted electronically along with the fee of £65,915 via the Planning Portal website (PP-08507178). As requested 1 x hard copy of plans have been forwarded to Council.



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I trust the information submitted herein is sufficient and I would kindly request that the application is validated at your earliest convenience. Should you require clarification or additional information, please do not hesitate to contact me.

Yours Sincerely



David Chalmers
Fairview New Homes

Enc. As detailed above