



# Phase 2

PLANNING &  
DEVELOPMENT  
LIMITED

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## Epping Forest District Draft Local Plan Consultation 2016

Draft Response on Behalf of Mr I Bennett

December 2016

These representations to the Draft Regulation 18 Local Plan are submitted on behalf of our client, Mr Ian Bennett, who own land at Mill House Farm, at Bell Common just south of Epping. The site is shown on the plan attached as appendix 1 to this response.

The following sections will outline our proposal for the residential allocation of the site specifically for over 55s accommodation, and follows a planning application for the same use, which was refused at the 7<sup>th</sup> December 2016 Area Committee, application reference EPF/2251/16.

At that Committee, Members expressed some sympathy with the proposed use, but felt that the proper forum should be the emerging Local Plan, and encouraged the site to be submitted as part of that consultation.

The site is located to the south of Epping within an area generally known as Bell Common. It is 1.5km by road to the Tesco store in the B1393 High Road, although there is a petrol filling station and other smaller shops closer than this. The rail station is less than 2km away, and there are bus stops either way outside the Bell Hotel around 200m away. There is an excellent bus service into and out of Epping and surrounding settlements via the 213 and 213C to Waltham Cross; 575 to Harlow and Romford; and all of which go through the centre of Epping.

As a consequence of this, although it is outside Epping itself it is close to the town and in any case is accessible by means other than the car.

The site comprises a gap within a group of dwellings, reservoir and retirement development known as Wensley House. The latter is an existing care home which has been the subject of amendments and enlargements over the last 3 to 4 years including new second floor and accommodation on the roofspace, together with an increase in its size from 28 rooms to 42. It comprises visually a large and imposing building on the entrance to the application site from Theydon Road.

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The site is located within a small built up enclave close to Ivy Chimneys, which has a primary school with some linear developments to the north and east and a low density built up area to the south. To the west of the site beyond existing residential properties is a recreational cricket ground with Epping Forest beyond this.

The site has been the subject of application for 10 and 7 dwellings, the latter receiving the response from the Council's conservation officer that the development would lead to an opening of views from surrounding areas and should be supported on that basis. That application proposed a mixture of both houses and bungalows, but Members made clear that bungalows would be preferable.

We would therefore request that the site is allocated for single storey accommodation to meet the needs of over 55s.

Please advise if any further information is required.