



Text for Representation to EFDC regarding Land at Manor Road, Chigwell, Essex
On Behalf of Keyport Limited

On behalf of Keyport Limited, Quod welcomes the opportunity to make a representation to Epping Forest District Council, in relation to the draft Local Plan. We wish to make a representation regarding the following site: Land at Manor Road, Chigwell, Essex, IG7 5PD. The site is owned by Keyport Limited.

The site is located at the junction of the B173 Manor Rd and Lambourne Road opposite Vicarage Road. The site extends southwards downhill, over an area of approximately c.5.2 ha (c.12.8 acres). The site is located within Epping Forest DC, with the eastern and southern perimeters proximate to the boundary with London Borough of Redbridge.

The site is located in the metropolitan Green Belt, characterised by grass and trees. Its boundaries include areas of scrub, border woodland and hedgerows, and there are some TPOs within the site boundary.

We consider this site to be a sustainable location for housing development, and on this basis ask that EFDC consider releasing this site from the metropolitan Green Belt. We consider the site to be sustainable for the following reasons:

- It is bounded on three sides by residential properties and Wells Park School to the east, providing appropriate context to any residential development forthcoming on the site in the future
- The site has not been used for approximately twenty-five years; in the absence of any use value, the site would make an appropriate location for much-needed residential development
- The site is located at the edge of the Green Belt, making it an appropriate candidate site for release
- The site is located close to Grange Hill Underground Station and located approximately 1km from the A1112, establishing it as a sustainably connected site
- The site has access to a range of utilities and is owned by a single landowner, positioning it well for straightforward development

We note that EFDC commissioned a Green Belt review to inform the latest plan, and in August 2016 that Green Belt Assessment was published. The site was included in this report as part of a far larger c.37 acre parcel of land (reference 035.1) at Chigwell Row. Green Belt release was not granted for this parcel at this stage, albeit this assessment has not been tested at examination. The site owned by Keyport Limited represents a small portion of this far larger parcel (c.5.2 ha), and arguably the most sustainable portion given its proximity to residential uses and distance from Grange Hill Station.



We ask EFDC to review this small parcel for Green Belt release, and would appreciate the opportunity to discuss these points further with your Officers in relation to the finalisation of the forthcoming Local Plan. Thank you for the opportunity provided to take part in this consultation process.

Indicative Location Plans

