

Land at Nazeing Glebe, Water Lane, Roydon

1. Background and overview

- 1.1 These representations on the Epping Forest District Local Plan (EFDLP) Submission Version (SV) are submitted by Strutt and Parker on behalf of The Chelmsford Diocese Board of Finance (CDBF) in respect of the land at Nazeing Glebe, Water Lane, Roydon (shown in **Appendix 1**).
- 1.2 The site extends to approximately 1.97Ha, and is currently tenanted by the adjoining landowner for agricultural use. The site has a frontage to Water Lane of approximately 120 metres, and is enclosed by a hedgerow on all boundaries. The site benefits from an existing gated access onto Water Lane.

Strategic Policies

- 1.3 Policy SP2 proposes a total of 11,400 dwellings be provided in the District between 2011 and 2033. At the same time, the EFDLP acknowledges housing need for the same period is 11,700. If the Local Plan is to be sound the proposed number of homes proposed should at the very least be aligned with housing needs to meet the requirements of national policy, and it is particularly important to ensure that the development potential of sites identifies is maximised.
- 1.4 As a consequence, the Spatial Strategy set out in Policy SP2 is supported in its identification of Garden Town Communities around Harlow. Map 2.1 identifies the location of these communities around Harlow including the Water Lane Masterplan Area.
- 1.5 Policy SP4 relates to the development and delivery of the identified Garden Communities. The detail and overarching requirements of this policy are supported in so far as it relates to our clients land.

Draft Policy SP5 – Garden Town Communities

- 1.6 Further to the draft Policy SP2 (Spatial Development Strategy) and SP4 (Development and Delivery of Garden Communities in the Harlow and Gilston Garden Town), Policy SP5 – Garden Town Communities - proposes the allocation of three sites throughout the District as Garden Town Communities, one of these being the Water Lane Area

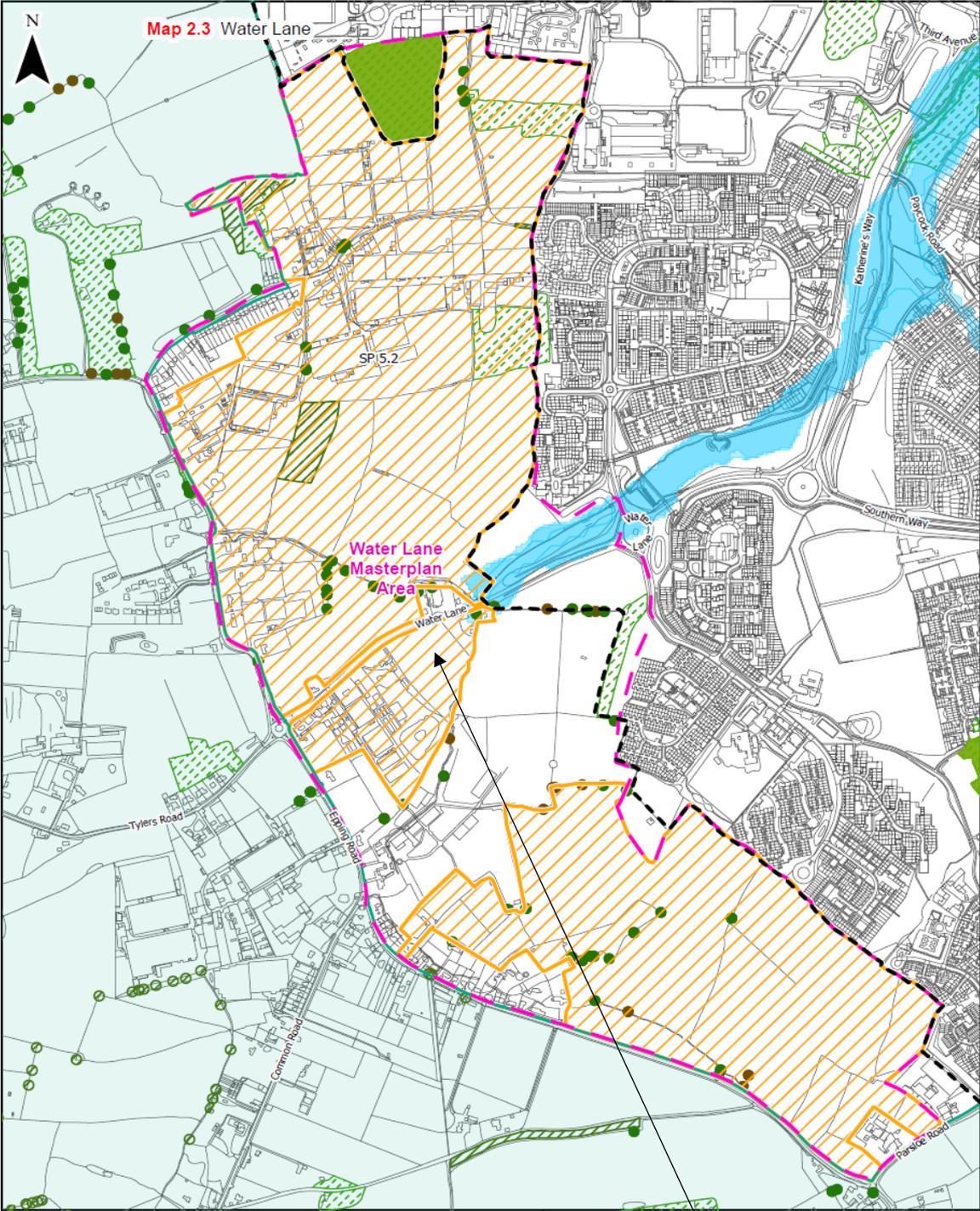
(allocation reference SP 5.2), which includes land within the ownership of the CDBF as shown in Appendix 1.

- 1.7 The extent of the Water Lane Area is shown on Map 2.3 (**Appendix 2**). The sites within the Water Lane Area provide a combined capacity for around 2,100 new homes, alongside community facilities including Early Years facilities, a new two-form entry primary school and appropriate contributions towards a secondary school to serve the needs arising from the new development. In addition 0.5 ha for up to five traveller pitches will be provided.
- 1.8 The land within the ownership of the CDBF is considered to be particularly suited to residential development given its prime frontage location and the characteristics of the site. The site is not subject to any physical constraints that prohibit its development for residential use, and represents a suitable, sustainable site for development. The site is also available and achievable, and has the potential to make a positive contribution towards meeting housing need as part of the Water Lane Area.
- 1.9 The allocation of the site as part of the Water Lane Area as set out in Policy SP5 is supported. The Plan, in so far as it relates to the land within the ownership of the CDBF as shown on the plan in Appendix 1 is considered to be sound.
- 1.20 The CDBF Countryside requests the right for its professional advisors to provide further responses on any matters appropriate to their land interests at the relevant sessions of the Examination of the submitted Local Plan if appropriate/necessary.

Appendix 1



 **Promap**
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<p>Epping Forest District Local Plan Submission Version December 2017</p> <p>E Epping Forest District Council</p>	<p>Map 2.3</p>	<p>Water Lane</p>	<p>Legend</p> <ul style="list-style-type: none"> Residential site allocation Employment site allocation Traveller site allocation Residential and traveller site allocation Masterplan Area Concept Framework Plan Area Green Belt Boundary District Open Land Local Authority boundary <p><small>This legend shows only the key Local Plan policy designations. A full legend can be found in Appendix 6: Site Specific Requirements for Site Allocations.</small></p>
	<p>Date: December 2017</p>	<p><small>Contains Ordnance Survey & Royal Mail Data © Crown Copyright & Database Right 2016 FPO Licence No: 100016334-2016 © Environment Agency, © Natural England 2016</small></p> <p><small>The Local Plan should be read as a whole. Proposals will be judged against all relevant policies.</small></p>	
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