

Planning Policy Team  
Epping Forest District Council  
Civic Offices  
High Street  
Epping  
Essex  
CM16 4BZ

Ref: 283/CHE

Date: 29th January 2018

Dear Sirs

**REPRESENTATION TO EPPING FOREST LOCAL PLAN - REGULATION 19 CONSULTATION**  
**LAND SOUTH WEST OF FYFIELD ROAD, ONGAR – SITE REFERENCE ONG.R3**

We write on behalf of our clients, Chelsteen Homes Ltd, in respect of the above consultation. This letter is submitted with the local plan consultation questionnaire responses.

We wish to **support** the Local Plan in respect of:

- The Spatial Development Strategy **Policy SP2** insofar as this relates to the distribution of new homes at Ongar including an allocation of 590 dwellings. This allocation would meet the social and economic objectives of national planning policy set out in the NPPF
- The residential allocation of 'Land South West of Fyfield Road', Ongar - **Site Reference ONG.R3** with an approximate net capacity of 27 dwellings
- The removal of such land from the Metropolitan Green Belt, as shown on **Map 2.5** (Green Belt Boundary Alterations in Epping Forest District)

Our clients have an interest in the above referenced site. A detailed representation to the Draft Local Plan consultation was made in respect of this site, dated 9<sup>th</sup> December 2016 and should be referred to for useful background information. Chelsteen Homes Limited, a long standing housing developer, have a good track record of delivering high quality medium scale housing schemes in the area, including the Epping Forest District. They are pleased to note that the indicative capacity has increased from 16 units to 27, which should further help support NPPF housing objectives. The precise number of units will be determined at application stage although the increased capacity allows some flexibility in achieving unit numbers, subject to any detailed planning considerations.

To give some further certainty regarding the deliverability of this site, the LPA will be aware that pre-application discussions have recently taken place regarding the development of the site for housing and an additional parking area for the adjacent Medical Centre. As part of the intended development, our clients have proposed a new combined access from Fyfield Road, following highway advice from Essex CC.

On 12<sup>th</sup> January 2018, the LPA sent an email of support acknowledging that the housing could be acceptable in this location subject to the development meeting car parking, access and housing standards as well as provide adequate landscape retention.” At time of writing, a detailed letter of support was expected imminently.

Regarding Plan at ONG.R3, which provides information on the site allocation, we would comment as follows:

- The title of the Plan refers to ‘Land south west of Fyfield Road, Ongar’ but also refers to the site as ‘Land at Coles Close, Ongar CM5 0AY’. Neither definition is particularly accurate. A suggested description is ‘Land west of Fyfield Road (north of Medical Centre and Coles Close), Ongar’.
- The site is described as undeveloped scrub/woodland. A strong tree belt to the north exists along with certain other trees to the west and southern boundary. Recently, much of the scrub land within the body of the site has been cleared.

We trust these comments will be taken in to account.

Yours faithfully,

*CNLoon*

**Chris Loon** BSc (Hons), Dip TP, MRTPI  
Director