



## Site Concept Framework

Submitted on behalf of:

Mr Bruce Keeling  
and  
Mr John Wilkinson



At site known as :

SR-0300a and SR-0300b

Land Adjacent Ninnings

Middle Street

Nazeing

EN9 2LH

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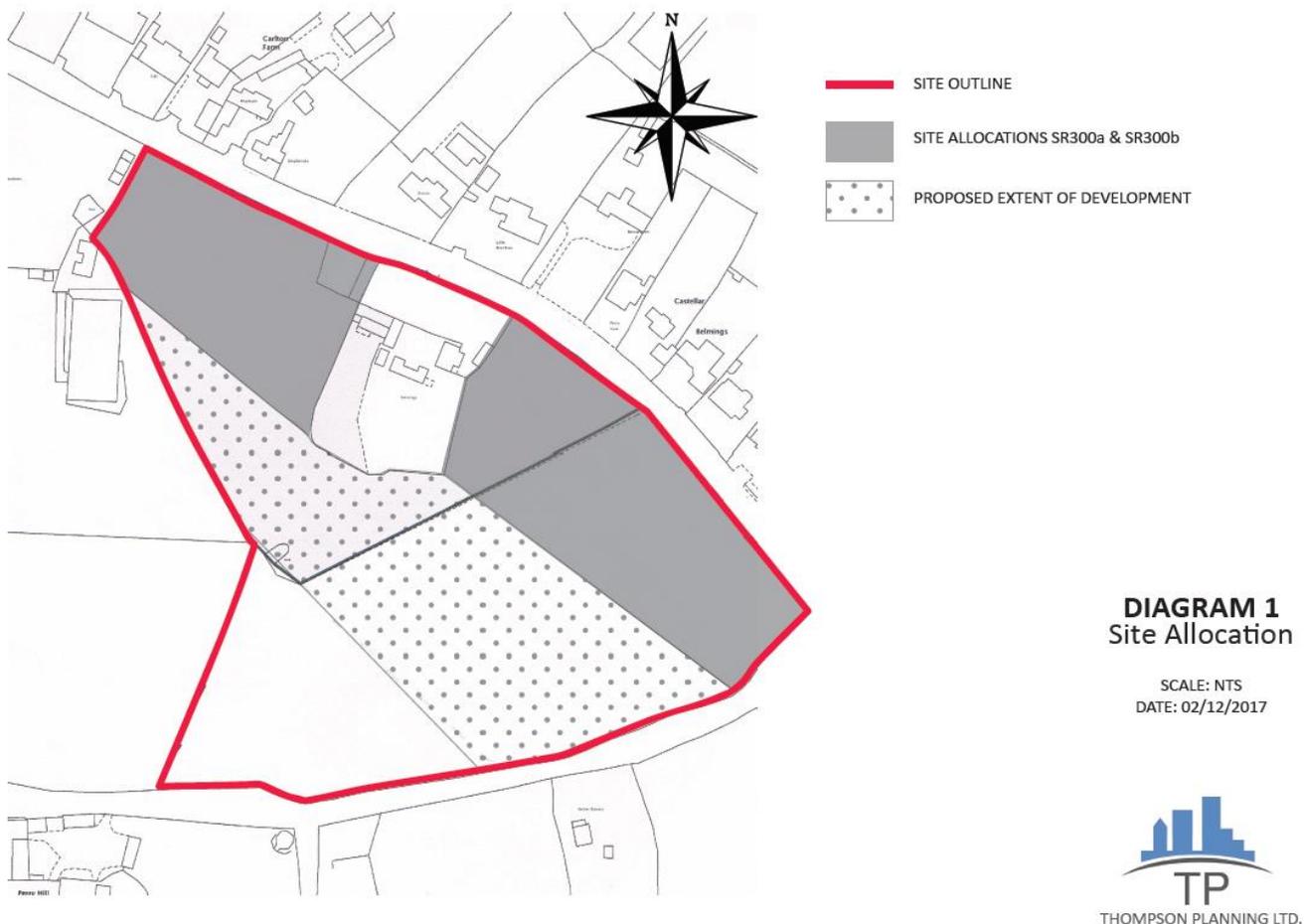
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## Introduction

This statement is submitted on behalf of the landowners of site allocations SR300a and SR300b. Our Clients are fully supportive of the proposed allocation of the sites within the emerging local plan for residential development, comprising two land parcels, falling within their separate ownerships.

Our Clients view is the most sustainable and cohesive approach to development of these Sites to be a co-joined site forming a crescent around Ninnings, delivering 50 new family homes whilst preserving the special historic and architectural character of the Listed Building and Conservation Area and providing an open and sympathetic edge to the Green Belt and rural character.

Figure 1: Site area



This statement demonstrates the availability, opportunity and deliverability of the site to provide a sustainable development that will contribute towards meeting the District's housing need whilst protecting the character of the area.

## Background

Paragraph 153 of the NPPF conveys a duty for the Council to deliver a Local Plan. Paragraph 158 requires that each Local Planning Authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Epping Forest has undertaken significant work to provide a sound evidence base for the draft Local Plan, some of which is reviewed later within this document.

Through its work with the Co-op Member Board (including Epping Forest, East Hertfordshire, Harlow and Uttlesford Councils), Epping Forest has established a need for housing at 11,400 dwellings (including 3,900 in and around Harlow) over the plan period. The Council plans to meet this need through the allocations set out within the Plan together with historic completions since 2011; sites with planning permission; and windfall sites.

Those allocations include land adjacent to Ninnings (as shaded grey in the plan provided at Figure 1), which is identified as being suitable for a development of 50 dwellings.

## The Site

The site is located on the southern side of Middle Street, Nazeing. The site contains Ninnings, a residential property which was Grade II listed in 1952. The site lies within the Nazeing and South Roydon Conservation Area and wholly within the Metropolitan Green Belt.

The site is bounded by Perry Hill to the south and fields adjacent to Old House Lane to the west. Existing vehicular access is provided directly onto Middle Street.



Figure 2: Aerial Photograph



Figure 3: Image across site



## Property History

The following history is relevant to the site :

- EPF/0290/09. T1 Leylandi – Remove. Approved.
- EPF/0989/77. LB/EPF/41/77 Erection of building comprising two stables and field shelter. Approved.
- LB/EPF/0041/77. Erection of building comprising two shelters and field shelter. For decision see EPF/989/77. Approved.
- EPO/0473/71. Dem of exist barn and erection of bldg to contain stables. Approved.
- EPO/0623/69. Additional stable bldg. Approved.
- EPO/0536/66. Details of stable bldg. Approved.
- EPO/0158/66. Dets. of proposed treble garage store and w.c. Approved.

## Existing Site Constraints and Surroundings

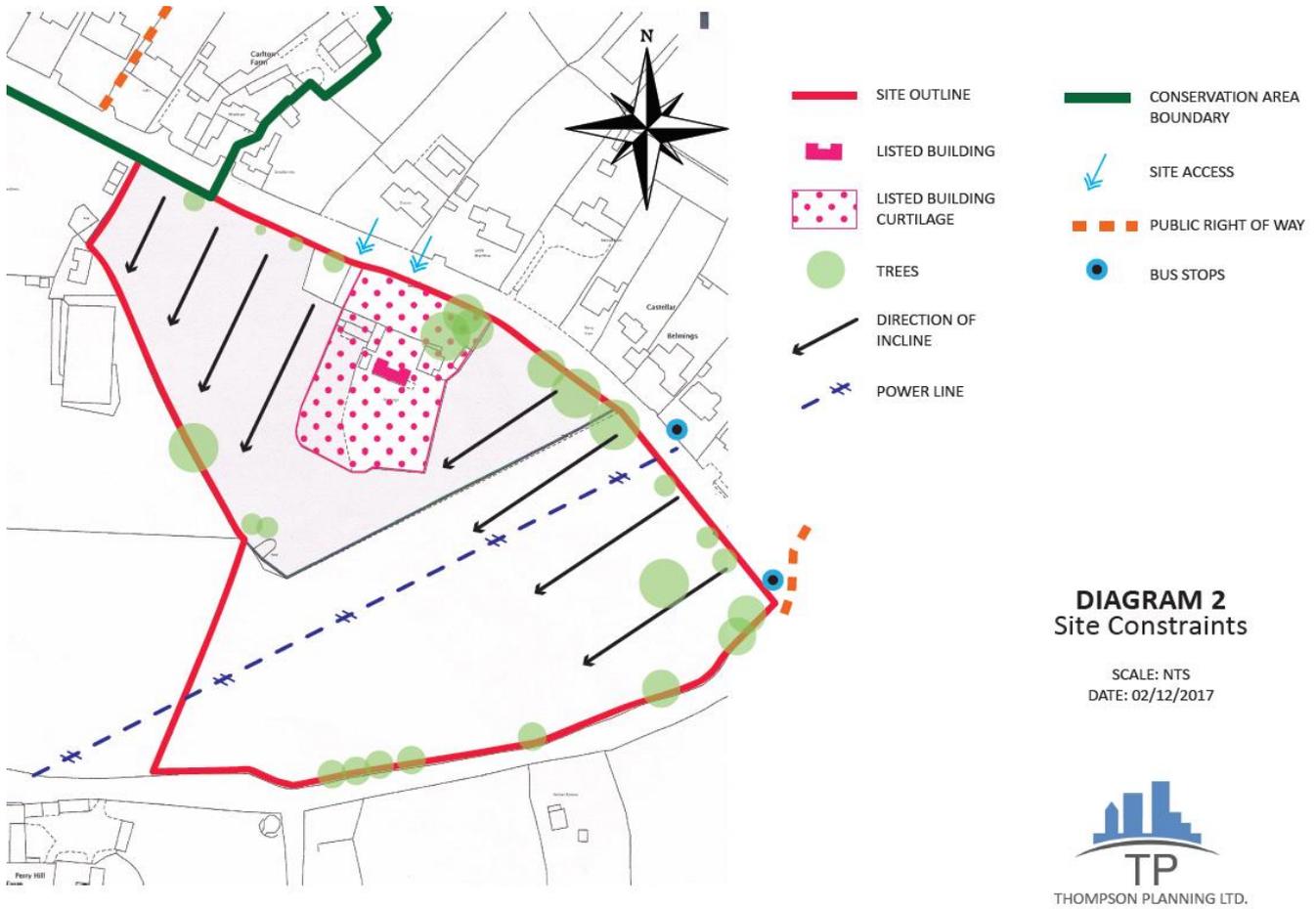
Sites SR300a and SR300b are subject to the following constraints:

- Ninnings is a Grade II listed building;
- The site is located within the Nazeing and South Roydon Conservation Area;
- The site is located within the Metropolitan Green Belt;
- The site contains mature trees and landscaping;
- Although within Environment agency designated Flood Zone 1, the site is identified as an EFDC Flood Risk Assessment Zone;
- Power lines cross the site; and
- Topography - there is a significant rise in levels across the site.

The constraints are shown on the plan below.



Figure 4: Site Constraints



Ninnings is a Grade II listed building, listed in 1952. The Historic England listing identifies the house as being a two storey 15<sup>th</sup> Century open hall house, with crosswings. It is timber framed and part weather boarded, part plastered with a red plan tiled roof. The listing identifies 20<sup>th</sup> Century leaded casement windows and a 20<sup>th</sup> Century extension to the south eastern end of the dwelling, jettied on two posts. The house has a 16<sup>th</sup> Century red brick concertina chimney stack.

Figure 5: Ninnings

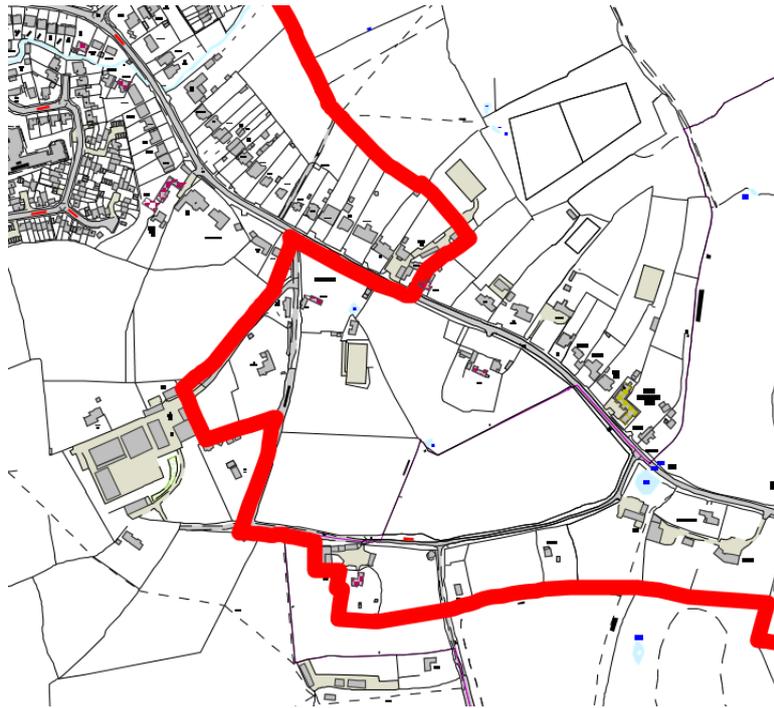


The master planning for the site has evolved from an initial principle to retain the curtilage of Ninnings, to preserve the significance of this heritage asset. Furthermore, as will be demonstrated later within this document, the housing typologies planned across the site have also been influenced by the desire to protect the setting of the Listed Building, particularly given the prominence of some the higher ground levels surrounding it. Aside from topography, the set back of Ninnings also forms a development constraint, as to develop housing forward of the front building line of Ninnings would detract from its prominence and setting.

The location of the power lines restricts the site layout. Future development patterns are also constrained by the need to retaining existing mature trees and also provide a development which together with is surrounding landscape respects the special character of the Conservation area.

The site lies within the Nazeing and South Roydon Conservation Area.

Figure 6: Nazeing and South Roydon Conservation Area boundary



The Council identifies this Conservation Area as being the largest in the District, covering a wide expanse of historic and attractive countryside between Harlow and Lower Nazeing. It includes the medieval 'long green' settlements of Middle Street and Halls Green; Bumble's Green and the medieval 'closed field' system to the north; and the medieval settlements of Nazeing, Broadley Common and Roydon Hamlet.

Of particular significance are the well preserved medieval settlements and 'closed field' patterns are important landscape features which form a fundamental part of the character and appearance of the area. Together with the open or common field systems, these landscape features give each settlement a distinctive setting. Although the field enclosures and patterns are not discernible close to, the area can be clearly distinguished from viewpoints at Nazeing Church and Perry Hill. The area retains its quiet, intimate, small-scale rural qualities characterised by small grassed fields that are dissected by narrow, winding lanes and footpaths and bounded by tall hedgerows and mature trees.

## The NPPF

Paragraph 17 of the NPPF sets out the following 12 key principles for Planning:

1. Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
2. Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
3. Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;
4. Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
5. Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
6. Planning should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
7. Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
8. Planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;



9. Planning should promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
10. Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;
11. Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
12. Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

Paragraph 83 confirms that established green belt boundaries should only be altered in *exceptional* circumstances. Through the draft Local Plan, the Council has accepted that it considers exceptional circumstances exist for the release of the site allocation. Through this document, our clients wish to demonstrate that those exceptional circumstances apply to the enlarged site area.

At Paragraph 151, the NPPF states Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development. The Applicant considers that the delivery of the site allocation across the enlarged site area would deliver the most sustainable form of development and would meet the key principles set out in Paragraph 17.

Paragraph 54 of the NPPF advises that Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan. The purpose of this document is to further develop the proposals for the site to demonstrate that the shared aspirations of the land owners and Council are also realistic and capable of delivery on site, within the Plan period.

Paragraph 157 of the NPPF requires Council's to allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate. The implications of this policy on the site allocation are considered further below.



## **Evidence Base for the Local Plan**

As set out above, paragraph 158 of the NPPF requires a local planning authority to ensure that its Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Epping Forest has undertaken considerable work in preparing the evidence base for the local plan, much of which has been undertaken in co-operation with its neighbouring Councils.

Of particular significance to this Concept Framework is the work undertaken in respect of establishing housing need and also assessment and selection of site allocations.

### Housing

#### ***Strategic Housing Market Assessment (SHMA)***

The 2015 updated SHMA was jointly commissioned by Epping Forest District Council, in conjunction with East Herts, Harlow and Uttlesford Councils, because the housing markets of these areas are considered heavily inter-related. This was undertaken by Opinion Research Services (ORS).

A SHMA is designed to inform the Council's housing policies at a housing market area and district level, in accordance with the National Planning Policy Framework (NPPF). The SHMA will help the Council to estimate housing need (both for affordable and market housing), determine how this need and demand varies across the sub-region, and consider demographic trends to identify the accommodation requirements of specific groups. The Council states that further work will be undertaken to test the viability of the SHMA findings.

#### ***Joint Economic Report (2015)***

This document provides economic evidence to support the development of the Objectively Assessed Housing Need for West Essex and East Herts.

#### ***Epping Forest District Council Economic Report (2015)***

Economic and employment evidence to support the Local Plan and economic development strategy.

#### ***Strategic Housing Market Assessment & Economic Growth Reports - Co-Op Board joint statement (2015)***

Joint statement for the Cooperation for Sustainable Development Board on 22 September 2015.



## Site Assessments

### ***Strategic Land Availability Assessment (SLAA) (2012)***

A SLAA is a way of assessing land to see if it would be suitable for housing, employment and retail development in the future. It is the initial stage of the Plan making process. It is a factual assessment of each site based on Government guidance and best practice examples from other Local Authorities.

The Council must plan to meet the needs of the District until 2031. Among many other things this means finding where to put development in the future, this has to be balanced against protecting our green belt, heritage and natural resources. The Plan has to be based on local evidence and plan making has to follow the process set out below. Evidence gathering and documents such as the SLAA are the very initial stage.

The SLAA was undertaken at high level across the District. Assessment was undertaken by way of a single sheet for all sites looking at constraints to development such as green belt, wildlife designations, listed buildings, conservation areas and distance to facilities and transport. Each constraint was allocated a red, amber or green rating and the sites were ranked according to those most and least constrained using a traffic light system. This information, alongside the views of the wider community, informed the Council to help guide where housing growth would be most appropriate. This does not mean all sites are suitable for housing – the suitability of sites for housing was further assessed and through the later stages of plan making.

### ***Green Belt Review Stage 1 report & parcel assessments (2015)***

The purpose of the Stage 1 study was to undertake a high level review of Green Belt land across the District to identify the contribution of the Green Belt towards national Green Belt purposes as set out in the National Planning Policy Framework (NPPF).

The supporting methodology for the Green Belt Review identified the extent of the Green Belt within Epping Forest (92% of land within its administrative boundary) and highlighted the weight and significance that national planning policy places of permanently retaining the Green Belt when plan making. The methodology sets out that the review was undertaken in a 7 phase approach:

- Phase 1: Understand the context for the Green Belt Review
- Phase 2: Appraising the current status of Green Belt land within the District
- Phase 3: Analysing the results of the Phase 2 appraisal
- Phase 4: Assessment of 'Non Green Belt' constraints



- Phase 5: Identify broad locations for further assessment
- Phase 6: Reporting
- Phase 7: Further site-specific assessment and reporting

The Council assessed each site for Green Belt release against seventeen criteria, relating to the five purposes of including land within the Green Belt.

### ***Heritage Asset Review (2012)***

The Heritage Asset Review was undertaken by DPP in 2012. Its focus was on reviewing the Districts Conservation areas and Locally Listed Buildings. In relation to the Nazeing and South Roydon Conservation Area, no proposed alterations were made in respect of the land around the site. Other parts of the area were the subject of recommendations to remove/add land from/to the designation.

### **Draft Local Plan Allocation**

The allocations within the existing draft Local Plan have arisen from the above methodology. A larger site area, as shown in Figure 7 below, was recommend to proceed from Stage 1, as the site was concluded to be entirely or partially unconstrained. The constraints considered through that process were:

- Site entirely located outside Settlement Buffer Zones
- Site entirely constrained by Flood Risk Zone 3B
- Site is entirely constrained by an internationally designated sites of importance for biodiversity.
- Site is entirely constrained by County owned or managed wildlife site or Council owned or managed Local Nature Reserve
- Site entirely constrained by Epping Forest and its Buffer Land; and
- Site entirely constrained by HSE Consultation Zones Inner Zone.



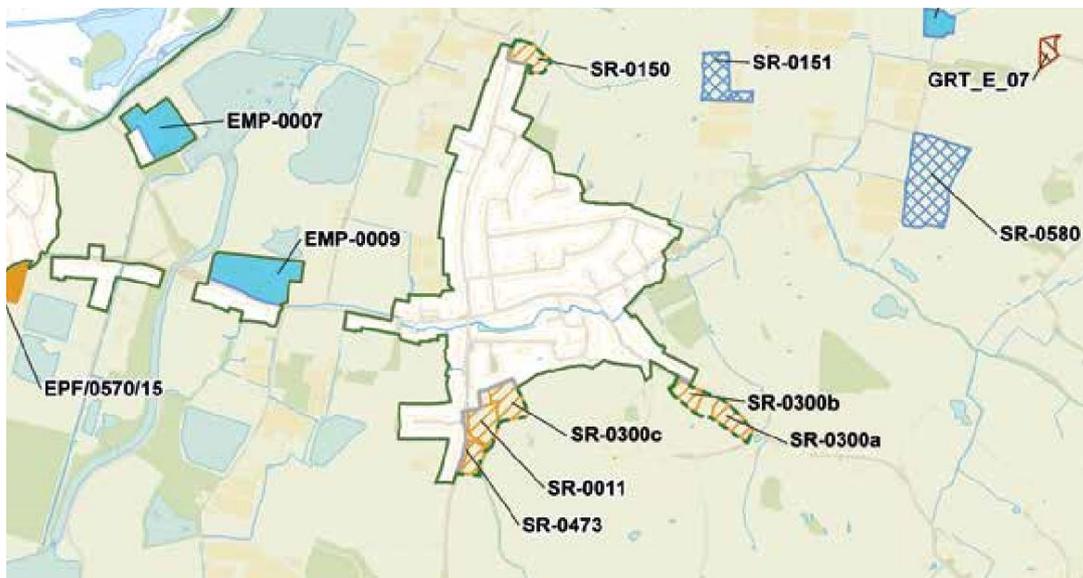


Figure 8: Site SR-0300



Following assessment, several sites within SR-0300 including those the subject of this document, were allocated within the emerging Local Plan.

Figure 9: Extract from draft Local Plan



Draft Policy P10 identifies the site allocations for Nazeing. The policy identifies sites SR-0300a and SR-0300b (as being suitable for development of approximately 29 and 21 homes respectively). The policy states that

proposals for residential development will be expected to comply with the place shaping principles identified in Policy SP 4. This allocation was based upon an indicative density with minimal bearing on site constraints.

## Draft Local Plan

The policies of the Draft Local Plan must be considered when master planning a site to ensure future objectives are met. The following draft policies have been identified as relevant:

Draft Policy SP1	Presumption in Favour of Sustainable Development
Draft Policy SP2	Spatial Development Strategy 2011-2033
Draft Policy SP4	Place Shaping
Draft Policy SP5	Green Belt and District Open Land
Draft Policy SP6	The Natural Environment, Landscape Character and Green Infrastructure
Draft Policy H1	Housing Mix and Accommodation Types
Draft Policy H2	Affordable Housing
Draft Policy T1	Sustainable Transport Choices
Draft Policy DM1	Habitat protection and improving biodiversity
Draft Policy DM2	Landscape Character and Ancient Landscapes
Draft Policy DM5	Green Infrastructure: Design of Development
Draft Policy DM 6	Designated and undesignated open spaces
Draft Policy DM7	Heritage Assets
Draft Policy DM9	High Quality Design
Draft Policy DM10	Housing Design and Quality
Draft Policy DM11	Waste recycling facilities on new development
Draft Policy DM15	Managing and reducing flood risk
Draft Policy DM16	Sustainable Drainage Systems
Draft Policy DM18	On site management of waste water and water supply
Draft Policy DM 19	Sustainable Water Use



Draft Policy DM21	Local environmental impacts, pollution and land contamination
Draft Policy P10	Nazeing

The above policies require careful and considerate attention through the development of the Master Plan for the site. Draft Policy SP 4 sets the Council’s ambitions for place shaping for the development proposals for the allocations in the Local Plan and the associated Strategic Masterplans. The policy sets a number of place shaping principles. Consideration of many of those principles at this concept stage is considered critical to delivering a master plan which complies with the emerging local policy and delivers the Council’s ambitions and objectives for the site.

The site’s ability to deliver compliance against each of the place shaping principles is set out below.

### Compliance with Place Shaping Principles

*i strong vision, leadership and community engagement;*

Our clients have a clear vision for the development of the site, as set out within a later section of this framework document. Although at an early stage, the site has been surveyed and its constraints considered. The vision for the development is therefore grounded in realism and our clients consider that the site can deliver 50 houses within the early years of the plan period.

Prior to submission of a planning application, our clients intend to undertake stakeholder consultation and engagement.

*ii. provide for the long-term stewardship of assets;*

The indicative site layout retains an area of open land towards the rear and a significant landscaped buffer along the site frontage to Middle Street – ensuring that the significance of Ninnings is not eroded and the semi rural character of the locality is retained. The open areas of land within the development together with drainage systems and any un-adopted roads will be maintained in the future through a management company, thereby ensuring long term stewardship.

*iii. provide mixed-tenure homes and housing types that are genuinely affordable for everyone;*



As discussed further within the 'Vision for the subject Site' section, the topography of the land and rural setting lends itself to a sliding scale of density and building heights. It is anticipated subject to site viability, that the development will make a contributions to affordable housing across all property types and supporting both resented and shared-ownership tenures.

*iv. ensure a robust range of employment opportunities with a variety of jobs within easy commuting distance of homes;*

Beyond Nazeing, the site is located such that future residents are able to readily access employment markets in Waltham Abbey, Harlow and Broxbourne. Broxbourne train station with regular 25 minute services into London Liverpool Street is located 2 miles from the site.

*v. provide high quality and imaginatively designed homes with gardens or access to usable and accessible amenity space, combining the very best of town and country living to create healthy homes in vibrant communities;*

The site provides scope for high quality design, which can provide a fresh and modern housing product whilst respecting and enhancing both the setting of Ninnings and the character of the Conservation Area. All homes provide good amenity areas.

*vi. generous, well connected and biodiversity rich green space provision;*

The indicative layout provides for an area of green open space at the rear of the site together with the wide landscaped strip to the site frontage. In addition, the proposed development is low density, providing scope for biodiversity and green space throughout the development.

*vii. extend, enhance and reinforce strategic green infrastructure and public open space;*

In addition to the onsite provision of green infrastructure and open space, the development also provides opportunity to enhance existing public right of way connections, which presently existing adjacent to and opposite the site, but do not cross it. Such connections have potential to provide enhanced public access to the countryside. The proposed development also offers opportunity to enhance the footpath adjacent the highway.

*viii. ensure that development enhances the natural environment;*



The indicative layout provides for the retention of trees and landscape features within the site, particularly a large mature oak in the eastern corner. Furthermore, an opportunity exists to broaden ecology within the site through introduction of a sustainable drainage system.

*ix. deliver strong local cultural, recreational, social (including health and educational where required) and shopping facilities in walkable neighbourhoods;*

The site is located approximately 0.7 miles from Nazeing Primary School and is approximately 1 mile from Nazeing shopping parade which provides a range of retail offers and services including a small supermarket; takeaway, dry cleaners; butchers; bakery/café; newsagent, pharmacy; Post Office; and hair/beauty salon.

*x. positive integration and connection with adjacent rural and urban communities including contribution to the revitalisation of existing neighbourhoods;*

The site would deliver sustainable growth within Nazeing, which would integrate and connect with the existing community. The provision of a new footpath along the frontage of the site would benefit the existing village by providing improved access to the existing bus stops. The play area would equally be of benefit to the new residents on the development and the wider community who would have equal ease of access to this.

*xi. ability to maintain and enhance the important features, character and assets of existing settlements;*

Master planning for the development has evolved from consideration of the important features, character and assets of the site. In particular, the Master planning has sought to protect and enhance the character of listed Ninnings, the site topography and existing landscape features.

*xii. conserve and positively enhance key landscapes, habitats and biodiversity; and*

As above, the development has been planned to conserve existing landscape features and carefully designed to ensure key views are retained through the built development. Appropriate surveys will be undertaken to ensure that ecology and biodiversity is protected within the development and any adverse impacts are fully mitigated.

*xiii. provide for sustainable movement and access to local and strategic destinations (including rail, bus and pedestrians/cycling); and*



The site is connected by local bus services immediately adjacent the site to Waltham Abbey, Chingford, Broxbourne, Hoddesdon and Harlow. The site is located approximately 2 miles from Broxbourne rail station with regular services to London Stratford, London Liverpool Street, Hertford and Cambridge.

*xiv. positively respond to sustainable water management.*

The open character of the planned development provides ample space to accommodate sustainable water management.

### Ensuring Best and Most Efficient Use of Land

Furthermore, the policy states that to ensure the best and most efficient use of land as a guide the Council will normally expect:

- i a greater intensity of development at places with good public transport accessibility;
- ii densities above 50 dwellings per hectare in town and large village centres and along main transport routes and close to transport nodes;
- iii in the areas outside town and large village centres, new residential development should achieve densities of between 30 and 50 dwellings per hectare, and should enhance the distinctive character and identity of the area;
- iv lower density developments may be appropriate in certain areas of the District. Some parts of the urban areas and some villages are particularly sensitive to the impact of intensification and redevelopment because of the prevailing character of the area and the sensitive nature of the surrounding countryside or built form.

The proposed development of 50 dwellings provides a relatively low density of development, but one which reflects the surrounding local character and site constraints. The low density is also in part derived from the mixed housing product proposed which includes larger family homes along the frontage and accessible bungalows to the rear.



## Summary

The proposed development would deliver the Local Plan allocation in a sustainable manner, successfully preserving the setting of Ninnings and the landscape features of the site. Although extending beyond the boundaries of the initial draft local plan allocation, the site would retain defensible boundaries to the Green Belt. Enlarging the site area would ensure the delivery of the 50 dwellings, whilst retaining the open and semi-rural character of surrounding development; enabling the setting of Ninnings to be preserved; and enabling the retention of existing landscape features.

Through emerging Policy SP 4 the Council sets very clear objectives for the future development of its strategic sites. Although a smaller allocation, the above demonstrates that the proposed development is capable of complying with each of the principles set out within that policy.

## Rational for Allocation

Within its draft Local Plan, the Council has allocated sites to meet its duty under Paragraph 157 of the NPPF. Through its emerging Plan, the Council has set out priority criteria against which sites will be assessed for appropriateness for allocation. Those criteria are:

- 1 A sequential flood risk assessment – proposing land in Flood Zone 2 and 3 only where need cannot be met in Flood Zone 1
- 2 Sites located on previously developed land within settlements
- 3 Sites located on open space within settlements where such selection would maintain adequate open space provision within the settlement
- 4 Previously developed land within the Green Belt (in anticipation of the NPPF being updated to take account of the proposed changes published in December 2015).
- 5 Greenfield/Green Belt land on the edge of settlements:
  - a. Of least value to the Green Belt if the land meets other suitable criteria for development.
  - b. Of greater value to the Green Belt if the land meets other suitable criteria for development.
  - c. Of most value to the Green Belt if the land meets other suitable criteria for development.
- 6 Agricultural land:



- a. Of Grade 4-5 if the land meets other suitable criteria for development.
  - b. Of Grade 1-3 if the land meets other suitable criteria for development.
- 7 Enable small scale sites in smaller rural communities to come forward where there is a clear local need which supports the social and economic well-being of that community.

The proposed site lies within Flood Zone 1. Although not previously developed land, the site is located on the edge of the settlement, surrounding by existing residential properties and with defensible boundaries to the surrounding Metropolitan Green Belt. The land is of Agricultural Grade 3. The Council considered that the constraints of the site can be overcome, and has continued to propose the site for allocation due to what it describes as its 'moderately sustainable' location.

### **Exceptional Circumstances**

In accordance with Paragraph 83 of the NPPF, Green Belt boundaries can only be re-drawn in exceptional circumstances.

92% of land within the administrative boundary of Epping Forest District Council lies within the Metropolitan Green Belt. The Green belt boundary is tightly drawn around the District's towns and villages and as a result there is very little scope for additional development needs to be met on land outside the Green Belt.

Through preparation of the evidence base for the emerging Local Plan, the Council has identified a need to deliver 11,400 homes over the Plan period. Delivery of the housing need clearly requires significant release of Green Belt land.

The site is located within an existing settlement, with connections to local shops, services and public transport. Furthermore, the site is at only low risk of flooding. The site would retain a strong landscaped boundary to the northwest, with potential to reinforce the boundary to open countryside to the south with defensive landscaping.

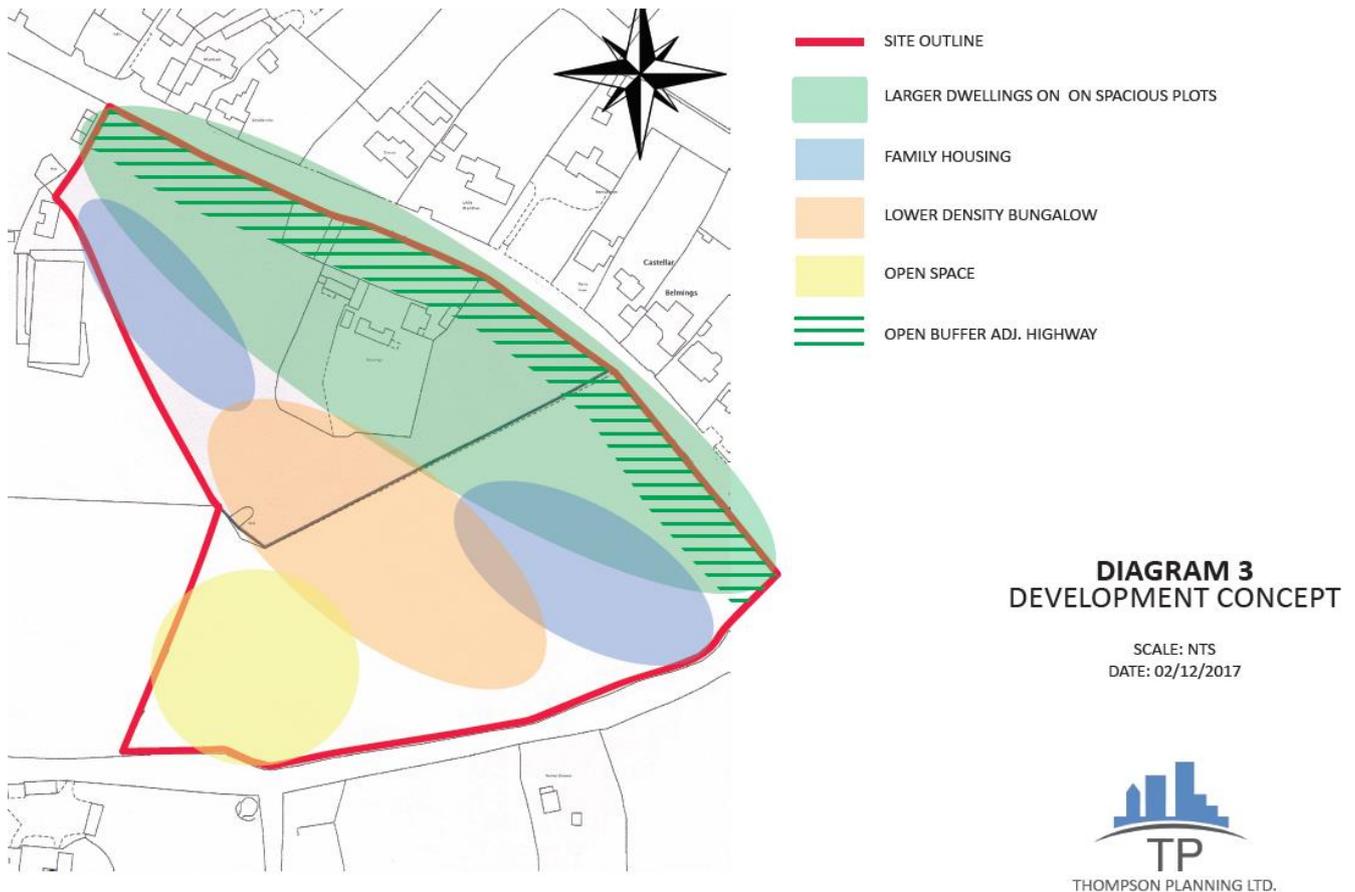
### **Vision for Subject site**

Our clients envisage developing the site with circa. 50 family homes in accordance with the draft allocation.



The enlarged site area would enable the development to be stepped back from the frontage with Middle Street in order that the prominence and setting of Ninnings would not be eroded. It is suggested that development be staggered to reduce in height as ground level rises.

Figure 10: Diagram 3



It is proposed that the highest ground level areas be retained as green open space. This serves a visual function retaining openness in the Green Belt and minimizing impact on the Conservation Area.

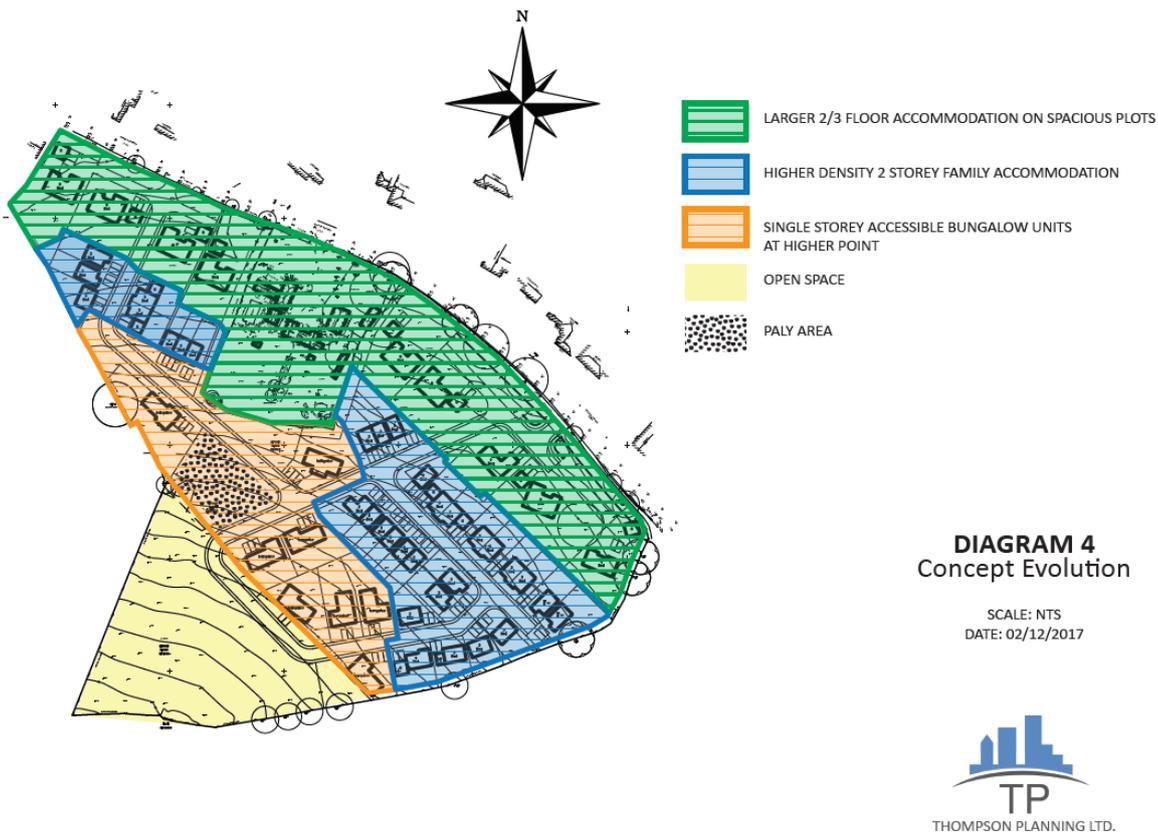
It is proposed to erect larger detached properties along the frontage with Middle Street to reflect existing character. An example of such a property envisaged is provided in Fig 11 below;

Figure 11: Indicative Elevation of house typology in the eastern zone



Properties of 2/3 storey like those above are in keeping with surrounding dwellings along Middle Street. This scale and range of properties are proposed the front of the site. These would be set within spacious plots, enabling views through the site to be retained. The mid-section of the site would contain slightly higher density housing, but due to the higher ground level building heights limited to two storeys in order that those dwellings do not dominate. For this reason and also to deliver a sensitive and sympathetic edge to the re-aligned Green Belt boundary, the western section of the site would accommodate a scattering of bungalows. Accordingly the site would be zoned to accommodate the most appropriate property types.

Figure 12: Proposed zones



The layout identified above allows the delivery of 50 units that has a varied mix of size, from the large detached properties that are reflective of the plots along Middle Street, to the family homes in the centre of the site which are so important to local need and finally the bungalow units which are so often overlooked in new developments, but are a popular product with an aging population

The layout above incorporates the recessed building line to maintain a feeling of spaciousness along the highway. Much of the existing vegetation, including a mature oak in the field, is retained. The layout links well to the Public Rights of Way and bus stops near the site. There is adequate area to provide a footpath link across the front of the site and there is a children’s play area incorporated to serve not only the development but the local community.

Whilst this is the preferred layout, a number of other alternatives have been considered and disregarded as illustrated below. Figure 13 illustrates the initial layout achieving 50 units on the area originally allocated but this layout fails to reflect local building line or the setting of the Listed Building. This would also jar with the character of the surrounding Conservation Area. Figure 14 shows a denser layout across the area currently being considered. Again this fails to reflect local character and serves to demonstrate how the proposed layout being pursued is sympathetic to local character and a diverse range of accommodations in the village.

Figure 13: Proposed layout achieving 50 units on the original site allocation suggested.

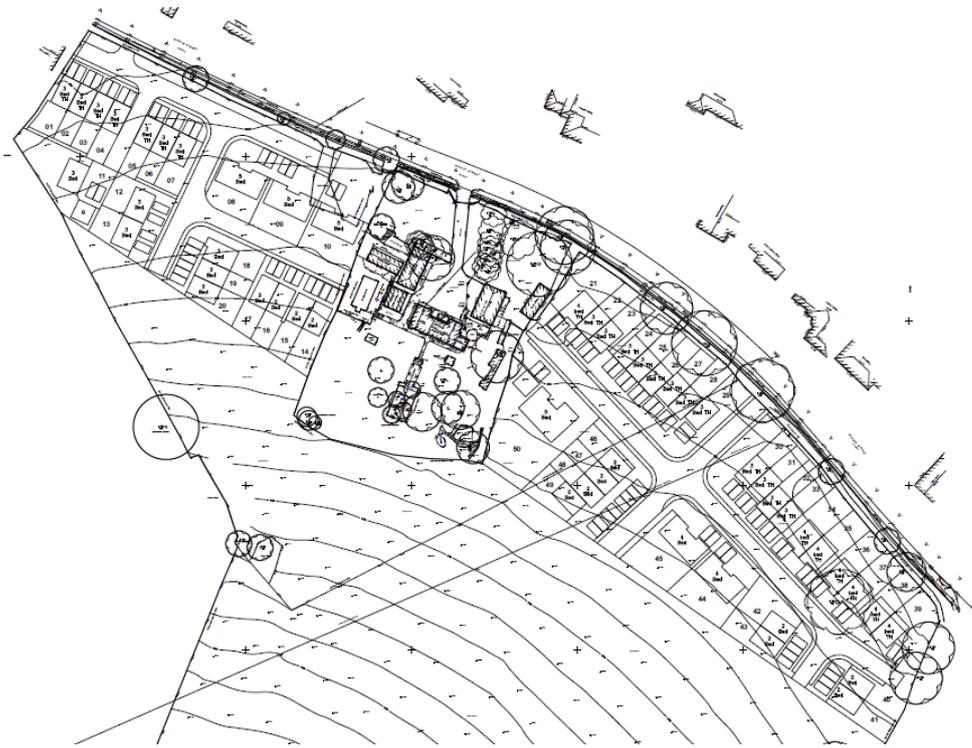
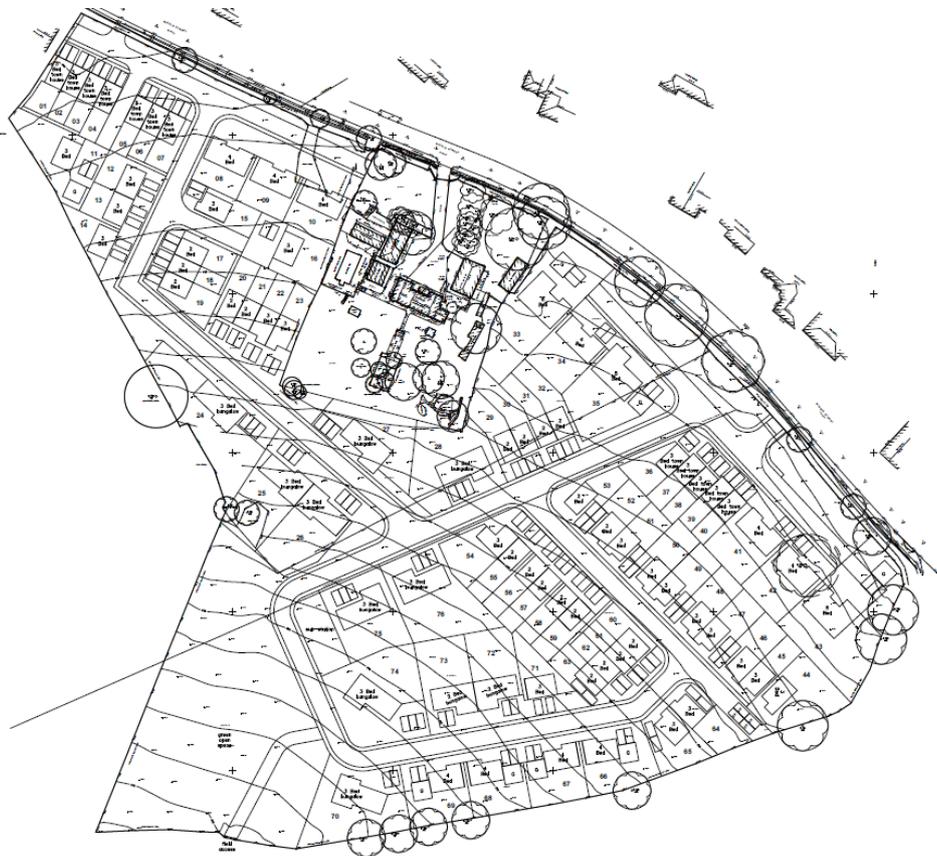


Figure 14: Larger scheme at higher density



## Deliverability and Viability

Our clients are keen to work with the Council to progress the master planning for the site with the intention of submitting a planning application in 2018.

Subject to achieving planning permission by December 2018, it is our clients' expectation that the initial dwellings within the site would be ready for occupation by 2019 and the development completed by 2020.

Whilst not for publication in the public domain, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

## Conclusion

Our client's consider that the development outlined within this document would deliver high quality family homes, much needed within Nazeing and Epping Forest as a whole. The varied typology which arises from the natural topography of the site would deliver a genuinely mixed development which would meet the private market and affordable needs of the local population, from starter homes through to larger family homes and bungalows .

The ability to meet the needs of such a varied population within this well connected location results in a truly sustainable form of development, which would meet the key principles for Planning set out in the NPPF.

The enlarged site area, whilst delivering the same number of homes as proposed within the emerging Local Plan, would ensure that the development is capable if being sympatric to both the heritage significance of Ninnings and the semi-rural character of the site arising from its Green Belt Location.

The development has adhered to the principle of good urban design – the starting point for Planning has been the constraints of the site itself and a desire to deliver a development compatible with its locality.

Our client's hope that the Council is able to share their aspiration and enthusiasm for the delivery of a cohesive development on this enlarged site . As such, our clients reiterate their continued commitment to work with the Council's Members and Planning Officers in support of the emerging Local Plan.

Should any further assistance or clarification be required, please do not hesitate to contact the Agent.



## Appendices

Appendix 1: Diagram 1: Site Allocation Plan

Appendix 2: Diagram 2: Site Constraints

Appendix 3: Diagram 3: Development Concept

Appendix 4: Diagram 4: Concept Evolution

Appendix 5: Disregarded concept 1 - Along initial site allocation

Appendix 6: Disregarded concept 2 – Higher density scheme

Appendix 7: Masterplan Proposed

Appendix 8: Expressions of Interest



## Appendix 1: Diagram 1: Site Allocation Plan



## Appendix 2: Diagram 2: Site Constraints



## Appendix 3: Diagram 3: Development Concept



## Appendix 4: Diagram 4: Concept Evolution



## Appendix 5: Disregarded concept 1 - Along initial site allocation



## Appendix 6: Disregarded concept 2 – Higher density scheme



## Appendix 7: Masterplan Proposed



## Appendix 8: Expressions of Interest

