

Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	1526	Name	Michael	Foster
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Date	25/11/2016
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Letter or Email Response:

As suggested, on behalf of the Trust I am now resubmitting 4 specific sites which all fall within the overall sites that you have already assessed BEECH FARM - site ref SR-0134 You assessed the whole of the site , but we think that the bottom part is primarily suitable for development - see Site Plan attached - It is relatively flat and is bounded at the North end by a tree line and ditch which divides it from the sloping upper part beyond - Whereas the upper part is more visually exposed and directly abuts Epping Forest buffer land, the lower part is hidden from longer views - Furthermore, the lower part is located between two existing residential communities and its inclusion in the Local Plan would have no adverse affect on Epping Forest or other Green Belt areas - it is not open land dividing Loughton from Buckhurst Hill which was suggested at our meeting - It has an established access to the High Road and is on a bus route - It is available now - In your assessment you have stated that it is a 'potential regeneration area' and 'development is not likely to have an impact on the existing character of the area' In the light of these comments, we therefore request that you reconsider your overall reasons for not including it in the Local Plan, namely its proximity to Epping Forest SAC and its harm to the Green Belt

NEW BARNS FARM - site ref SR-0133i Within this overall site which you assessed as a whole we have now identified 2 specific sites within it, both of which are available - see Site Plan attached identifying the sites Site 1 - This is a triangular site at the end of Great Owl Road. It dips away towards the railway and the motorway and is bounded lower down on the North side by a copse - It is substantially hidden from view from existing communities, and its development would not affect the existing visual openness between Chigwell and Buckhurst Hill - It is not farmed as arable land. The arable land is North of the copse running up to the Roding Lane boundary We would therefore be grateful if you would re-assess this part of the site, bearing in mind that it would cause no practical harm to the Green Belt and it would not risk 'the coalescence of Chigwell and Loughton/Buckhurst Hill'

Site3A This site is on the North side of Roding Lane and already contains within it a private house (not owned by the Trust) and a former MOD installation, which still contains the remnants of buildings and is possibly brownfield land - It is bounded by on two sides a road providing good access - it is relatively flat - It is not farmed as arable land - it is primarily used for the grazing of horses and, in the Summer, car boot sales - It's development would not risk visually reducing the open character of the land between Chigwell and Buckhurst Hill as it is effectively 'round the corner' as far as views are concerned, is adjacent to the motorway and opposite the David Lloyd Centre, all in contrast to the remainder of the site on this side of Roding Lane which is higher, more open and more visually exposed We would therefore be grateful if you would also reassess this part of the site as for Site 1 above

NEW BARNS FARM - site ref SR-0133ii Within this overall site which you assessed as a whole we have now identified one small Site 5 within it, which is also available - see same Site Plan as above identifying it - It is at the bottom of Lower Queens Road and is accessible from it - It is adjacent to Buckhurst Hill Primary School and is therefore immediately related to existing developments -

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Whereas this site overall is in the flood plane, Site 5 is above it and is bounded on the East side by a brook which separates it from the rest of the site - It is currently overgrown and is not actively farmed We would therefore be grateful if you would reassess this specific site in the same manner as the above ones *Attachments in email: two boundary plans*