

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

Stakeholder ID	4610	Name	Trevor	Dodkins on behalf of S Evans	Phase 2 Planning on behalf of S Evans
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Method	Letter
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Date	7/12/2016
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Letter or Email Response:

These representations to the Draft Regulation 18 Local Plan are submitted on behalf of our clients **...redacted...**, who own land identified on the attached plan. We also submit the details of this site within the Council's 'Call for Sites, and can advise that it is also currently subject of pre-application advice. The land has been used for many decades for vehicle parking and lorry breaking, and they have produced written and photographic evidence that documents that this has taken place well in excess of 10 years. As you know, the NPPF states that LPAs should regard the construction of new buildings in the Green Belt as inappropriate, with the exceptions of limited infilling in villages, and limited infilling of previously developed sites. The site is located within an area which contains residential properties including opposite and on either side, and is close to the service centres of Chingford and Enfield. There are bus services close to the site. Our client wishes to offer the site for development given its brownfield nature, and also proposes to include the land adjacent which is a former stable yard with existing buildings as a parcel for additional housing. The land is shown in red and blue respectively on the location plan attached with this letter, together with title plans for each site. In addition, our client notes from discussions with the highways authority and from their own experience that the junction with the **...redacted...** is an accident blackspot, and propose to remedy this through improvements possibly including a mini-roundabout to be agreed as a requirement of any allocation and as part of an application Section 106 legal agreement. In summary, we can summarise the benefits of the site as follows: • The site is well screened and well-related to existing development; • It contains a historic and established scrap yard/vehicle depot site, and so development would accord with the presumption in favour of using previously-developed land, particularly land that would have an adverse impact if used to its fullest possible extent; • The site contains a number of existing buildings, dwelling, and hardstanding; • There are several primary schools and one secondary school within reasonable access of the site; • The site is located on a frequent bus route; • Development of the site would accrue significant planning benefits including improvements to the existing road junction as highlighted above. We look forward to confirmation of receipt, and trust the above comments will be taken in to account as the draft Local Plan is progressed.

Response to the Draft Local Plan Consultation 2016 (Regulation 18)

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