

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

Stakeholder ID	3515	Name	Patrick	Reid	DLP Planning on behalf of land owners for Land west of The Merry Fiddlers
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Method	Letter
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Date	12/12/2016
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Letter or Email Response:

Dear Sir/Madam, Epping Forest District New Local Plan Promotion of site for housing allocation. Land west of The Merry Fiddlers, Fiddlers Hamlet We act on behalf of the owners of the above site. This statement has been prepared to promote the allocation of land west of The Merry Fiddlers, Fiddlers Hamlet, for a small housing development in the forthcoming Epping Forest District Local Plan. The site is shown edged red on the plan overleaf . The District Council are preparing a new local plan to replace the current which is to guide development to 2033. The Plan is at a relatively early stage and it is anticipated that it will be adopted in October 2018 . The site and surroundings The area of land put forward covers around 0.6ha, of which around half is considered available for development due to the extent of the flood plain indicating by Environment Agency flooding mapping. The land is within the same ownership as ...Redacted... and is located to the west of the public house and car park. Fiddlers Hamlet is located to the west of the M11 and is less than a mile north of the M25. The settlement comprises a number of dwellings located off Stewards Green Road/Mount Road and Coppersale Street, which intersect beside the Merry Fiddlers. The settlement is located around half a mile east of Epping and is connected by Stewards Green Road. Epping serves as the main settlement within the local authority area and has a population of around 12,000 and is served by a multitude of facilities and services . The representation land comprises land at west of The Merry Fiddlers, in Fiddlers Hamlet. The land is primarily open and grass covered . Mature hedging defines the north, western and southern boundaries of the site. Hedging along the northern boundary partly screens the site from view from Stewards Green Road. Access is gained off the northern boundary towards the eastern corner. The proposed housing allocation At this stage the site is put forward for an allocation for a small housing development. The scale and type of development are open for consideration. The site covers around 0.6 ha and will be able to accommodate a small housing development, which could include a variety of dwelling types. An illustrative layout is provided which shows how a scheme comprising five dwellings could be accommodated. It will also be possible to allocate part of the site for housing if considered appropriate. It would be possible to utilise and upgrade the existing access. The site could be developed in such a way as to provide an attractive and sympathetic development which would be an asset to Fiddlers Hamlet. The Town Council have the opportunity to allocate the site for a small housing development and to provide guidance on any particular layout or design aspects that they may consider most suitable. The benefits of allocating the land for housing The site is currently under used and it is not of practical agricultural use due to its size, accessibility and location. The land

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relates well to the adjacent public house and a small scale residential development would be an appropriate use of the land whilst respecting the character of the surroundings . It is a requirement set out in the National Planning Policy Framework that each LPA provide sufficient housing to at least meet its minimum housing requirement, which is set at 5 years. The authority area is significantly constrained by the percentage of its land being designated as Green Belt. Due to the constraints it is necessary to provide some development within the land designated as Green Belt. The Preferred Options Local Plan is expected to be published later in 2016 ahead of consultation. The document will provide an indication as to the expected requirement for housing provision across the plan period. The provision of a small number of dwellings on the land can be accommodated in a manner sympathetic to the character of the surroundings whilst contributing to the vitality and sustainability of Fiddlers Hamlet. The land is not needed by the public house business operation. The development of the land will contribute to the rural business as occupants of the dwellings will likely use the public house. The land is designated as Green Belt along with the whole of Fiddlers Hamlet. However, to enable the ongoing vitality of the rural settlement it is necessary that small scale development occurs. The proposal offers a means by which the vitality of the settlement can be significantly boosted for future generations. A small development would not cause any significant loss of openness of Green Belt land. It is necessary to provide housing within the Green Belt to meet the existing unmet need and the site represents a suitable and appropriate site for achieving such. The layout, number and type of dwellings that can be provided are hereby put forward for consideration by the Town Council. The illustrative layout indicates that the site can accommodate a small and sympathetic development which will greatly enhance the vitality and sustainability of Fiddlers Hamlet. The site is located only a short distance from Epping and residents of the dwellings will benefit from access to the various facilities and services nearby. The land can be developed in an environmentally acceptable manner without harm to the setting of the settlement or amenities of nearby residents. For the reasons given in this statement, we request the allocation of the land for housing in the forthcoming Epping Forest District Local Plan. We would be pleased to discuss any aspects of the possible allocation of this land as part of the local plan process. Yours faithfully,Redacted....