

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

Ref: 317/KEN

Date: 29th January 2018

Dear Sirs

REPRESENTATION TO EPPING FOREST LOCAL PLAN - REGULATION 19 CONSULTATION
KILNASH AND ADJACENT LAND, VICARAGE LANE, NORTH WEALD

We write on behalf of our clients, Mr and Mrs N.K. Stacey, in respect of the above consultation.

This letter of representation should be read in connection with the completed Local Plan consultation questionnaire responses.

Background

Our clients are freehold landowners of the residential property 'Kilnash' and also land attached to this which comprises a former garden nursery, lying along the north side of Vicarage Lane, North Weald Bassett.

Kilnash and the former nursery wrap around the residential property 'Hawthorns', which is in separate ownership. To the immediate east of the former nursery is another residential property, 'White House' and east of this is 'Art Garden Nursery' which is a commercial horticultural business.

The extent of these property ownerships combined is shown on the plan at Appendix 1 and is referred to in this representation as the 'subject land'. This is the land which the relevant owners wish to see allocated for residential development in the Local Plan.

The properties described (except the dwellings 'Kilnash' and 'Hawthorns') were part of an employment allocation – also including other adjacent land lying immediately north known at Watts Farms (Harlow Nursery) – as proposed in the Epping Forest Draft Local Plan 2016. The site was referenced as SR-0418. An extract of the Draft Local Plan showing such allocation is shown at Appendix 2 for ease of reference.

This Draft Local Plan allocation was subsequently deleted and is not included in the Submission Version Local Plan. It is not clear why this occurred because details of the council's site selection process concerning this site have not been made public as part of the current consultation. Certain appendices of the background evidence - the Site Selection Report – have not been published. Whilst the LPA maintain that the detailed site assessment work has been carried out, such lack of public information and transparency (at this stage) in the process puts our clients at some disadvantage, lacks fairness and is a cause for concern.

COMMENTS ON PROPOSED RESIDENTIAL SITE ALLOCATIONS, VICARAGE LANE, NORTH WEALD BASSETT

We make the following comments regarding the LPA's proposed strategy. These comments take account of the Government's planning policy, as contained in the National Planning Policy Framework (NPPF). In accordance with paragraph 182 of the NPPF, for the Local Plan to be declared sound it is required, inter alia, to be:

- **Justified** – the plan should be the *most appropriate* strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Consistent with national policy** – the plan should enable the delivery of *sustainable development* in accordance with the policies in the Framework.

Paragraph 1.5 of the Submission Local Plan states that Local Plan has taken into account national planning policy. Paragraph 1.4 states that the Local Plan includes the policies that the Council considers to be in line with "the most suitable way" to develop the District in the future. However, we do not entirely concur with the council's allegations, such that the plan fails the test of paragraph 182 of the NPPF, for reasons explained below.

a) General Observations

The Submission Local Plan proposes large residential and employment allocations at North Weald Bassett.

Our clients support this general philosophy as North Weald Bassett lies in a reasonably sustainable location suited to growth and in these respects is compliant with one of the Core Principles of the NPPF which states planning should '*focus significant development in locations which are or can be made sustainable*'.

The settlement is located close to the major road and public transport network. Junction 7 of the M11 lies around 1.75 miles north-west of the subject land, giving access to the London-Cambridge corridor, the M25 and (one of the largest employers in Essex) Stansted Airport. The large town of Harlow with significant employment, health, education, retail and leisure opportunities, lies within 5 miles to the north-west. Harlow has a mainline railway link to London, Stansted Airport and Cambridge. The smaller town of Epping, 3 miles south-west, also has a good range of shops and services. Importantly, the town boasts a London Underground station lying at the end of the Central Line, with frequent services in to London.

North Weald Bassett itself has a reasonable range of services and facilities for the population it currently serves, such as convenience stores/shops, a pharmacy, village/community halls, a primary school, pre-schooling/nursery, churches, recreational/play areas, pubs, restaurants, veterinary surgeons, filling stations, employment areas and a golf course. However, given the scale of development proposed in the settlement, additional facilities/upgrades will be required.

b) Objection to Residential Allocation NWB.R3 (as part of NWB.R1 - R5 inclusive) pursuant to Policy P6 and Map 5.12

The Submission Plan proposes the large allocation of residential land, also including traveller allocation, within the North Weald Bassett (NWB) Master Plan Area, within allocations ref NWB1 to NWB.R5 inclusive. This land lies to the north of the existing settlement and for the most part comprises *greenfield* land. The notable exception to this is the land at Chase Farm which comprises a number of commercial/industrial units ie brownfield.

In assessing the soundness of the NWB Master Plan Area allocation, account needs to be taken of the NPPF's policy requirements.

The NPPF brings a Presumption in Favour of Sustainable Development. Paragraph 7 of the NPPF indicates that there are three dimensions of Sustainable Development, including economic, social and environmental roles.

Paragraph 17 of the NPPF sets out the Government's 'Core Planning Principles'. Those of particular relevance to these representations include the following principles:

- *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;*
- *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);*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *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;*
- *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;*
- *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;*

In light of NPPF policy, our concerns with the proposed NWB Master Plan Area are as follows:

1. Lack of Brownfield Allocation

The LPA has not complied with the NPPF as it has neglected to include available *brownfield land* within the allocation. Such brownfield land is formed by the *subject site* lying immediately north of the proposed NWB Master Plan Area. Instead the proposed allocations include predominantly large tracts of open and attractive greenfield land. In the case of site NWB.R3 these head out some distance west, more so than the established extent of the existing settlement in this locality.

Our clients are of the view that the NWB Master Plan Area allocation should have included the 'subject site' to the north of Vicarage Lane, taking account of existing residential buildings and nursery land (both redundant and active) which lie there.

The LPA's approach does not comply with the NPPF because it has failed to take account of the different characters of the available (greenfield and brownfield) land in this area. By including attractive greenfield and Green Belt land at the expense of the local brownfield land, the LPA's allocation contravenes NPPF policy which states *allocations of land for development should prefer land of lesser environmental value*. Also, the LPA is not seen to *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*.

Furthermore, paragraph 2.24 of the Submission Local Plan sets out objectives including 'A (i) to protect the Metropolitan Green Belt within its revised boundary and to *encourage the re-use of previously developed land*'. Again the Plan fails in this respect by not including available brownfield land as part of the NWB Master Plan Area.

Moreover, the Local Plan set out, (at paragraph 2.66 and Policy SP 2 - Spatial Development Strategy 2011-2033), a sequential approach to the allocation of new housing sites. The fourth highest requirement is to allocate sites on *previously developed land within the Green Belt*. This requirement is more highly ranked than allocations on *Greenfield/Green Belt land on the edge of settlements* (fifth ranked) or on *agricultural land* (sixth ranked). The Plan again fails to heed its own criteria.

2. Flood Risk

Site Allocation Ref: NWB.R3 partly lies in an area of Flood Risk. This is obvious from the Local Plan 'on line' interactive plans which show that the western extent of such site is affected by flooding.

An extract of the Environment Agency's Flood Risk Map (January 2018) is provided at Appendix 3. This will help to confirm that part of NWB.R3 lies within a Zone 2 Flood Risk Area. Whilst there are some Flood Risk defences in the area, the land is not completely safe from this higher category of Flood Risk threat.

The allocation therefore fails to take *full account of flood risk*, contrary to the NPPF's Core Planning Principle.

It also does not reflect the LPA's own sequential approach to development as set out at paragraph 2.66/Policy SP2 of the Local Plan. The first requirement to allocations is stated to be:

A sequential flood risk assessment – proposing land in Flood Zone 2 and 3 only where need cannot be met in Flood Zone 1.

The allocation of some land for residential development within Flood Zone 2 (as part of NWB.R3 allocation) should therefore have failed at the first hurdle, with other land ie within Flood Zone 1 (including the subject site) being deemed sequentially preferable.

3. Impact on Heritage Assets

Site Allocation Ref: NWB.R3 at its north western edge lies very close to listed buildings including St Andrews Church (Grade 2*), Church Cottage (Grade 2) and the residential property, St Clements (Grade 2), all to the north side of Vicarage Lane. See plan at Appendix 4.

The Planning (Listed Buildings and Conservation Areas) Act 1990, states that an LPA must have 'special regard' to the desirability of preserving a listed building or its setting. The relationship of these listed buildings with the road frontage along Vicarage Lane and views from within NWB.R3 allocation must be taken account of. It is suggested that some 'breathing space' opposite the frontages of these listed properties would be beneficial to maintaining their setting, especially the Grade 2* listed church. To this end, the NWB.R3 allocation should not include dense housing at this location and the residential allocation should therefore be reined back from Vicarage Lane. This will help compliance with the Act and the NPPF's Core Planning Principle which seeks to *conserve heritage assets*.

4. Visual Amenity

The allocation of NWB.R3 heads out some distance west, more so than the established extent of the existing settlement in this locality, where east of Church Lane.

This allocation for housing is shown to have (part of) its western boundary immediately adjacent a watercourse, understood to be a tributary of Cripsey Brook. In visual terms there should be some appreciation of the watercourse. By proposing a housing allocation adjacent its boundary this in our view does not reflect the environmental dimension of the NPPF. It will be seen that the existing housing area immediately south of the NWB.R3 allocation is set away from the watercourse. Therefore a logical layout of new housing would expect such pattern of development to be repeated.

The watercourse should remain part of the countryside and new housing at NWB.R3 be set back from it, in order to comply with the NPPF and recognises *the intrinsic character and beauty of the countryside*.

5. Odour Concerns

To the immediate south-west of allocation NWB.R3 is the North Weald Waste Water Treatment Works. Given that the prevailing winds are south-westerly there is a possibility that residential amenity within the new housing allocation could be detrimentally affected due to the proximity of these Works. This may limit the housing numbers intended for this allocation. The allocation in this respect might not comply with the NPPF which requires a *good standard of amenity for future occupants of land and buildings*.

On the basis of the above points, we do not believe that the full extent of site allocation at NWB.R3 is justified or consistent with national policy. A reduction in the western and north western extent of this allocation (Policy P6 and Map 5.12) should be made to take account of the stated concerns. An approximate area suggested for reduction is shown on the plan at Appendix 5.

THE CASE FOR AN ALLOCATION ON LAND NORTH OF VICARAGE LANE, NORTH WEALD (THE 'SUBJECT SITE')

Our clients are of the view that the subject site has significant merit as part of a revised approach to the NWB Master Plan Area. Notwithstanding any amendments as suggested to the NWB.R3 allocation, the subject site could also be considered as a potential standalone residential allocation.

In support of the residential allocation of the site (as per the red edged land shown at Appendix 1), the following points are made:

1. The land comprises brownfield land and is of lesser environmental value.

The site includes Brownfield land, with residential and commercial buildings. There are derelict and poor quality structures on the former nursery site which mean this part of the subject site appears visually harmful. Photographs of the site and an overhead view are provided at Appendix 6.

The NPPF states that *allocations of land for development should prefer land of lesser environmental value and encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.*

Given the nature and appearance (ie the 'environmental value') of the land in question, along with the LPA's sequential allocation process (Paragraph 2.66/Policy SP 2), the LPA should have positively considered allocating it for development. This would have been a sound approach to the Plan's proposed allocations. In the case of the former nursery, there would likely be considerable opportunities for visual improvement given the derelict nature and unkempt appearance of that land. Such allocation, if eventually made, would fall squarely with the NPPF's Core Planning Principles and would be sequentially preferable to the allocation of other land eg Green Belt/Agricultural Land in the Plan , including some of the land at site ref: NWB.R3.

2. Green Belt and Agricultural Land Issues

Para 1.23 of the Local Plan states that the *District is largely rural and over 92% of the land is currently designated as being in the Metropolitan Green Belt. Agriculture is mainly arable, particularly in the north east of the District.*

It is therefore inevitable that Green Belt and Agricultural Land will need to be developed in order for the LPA to meet its objectively assessed housing needs.

The LPA has therefore carried out a Green Belt Review. The parcel of land (Parcel DSR 010 – West & North West of North Weald Bassett) within which the site lies scored as follows:

Parcel's Contribution to: the Purposes of the Green Belt:

1st GB Purpose (Check the unrestricted sprawl of large built-up areas) – Score = 3 "Moderate"

2nd GB Purpose (Prevent neighbouring towns merging into one another) – Score = 2 "Relatively Weak"

3rd GB Purpose (Assist in safeguarding the countryside from encroachment) – Score = 5 "Strong"

4th GB Purpose (To preserve the special character of historic towns) – Score = 0 "No Contribution"

Total 10 points

From this it is clear that the site lies in a location which, overall, has a *restricted contribution* to serving the purposes of Green Belt. This in turn makes it a good contender for being released from Green Belt and this representation seeks such amendment to the Local Plan (Map 5.12 and 2.5) accordingly.

Paragraph 1.44 of the Local Plan sets out Key Issues for the Plan to address, one of which is stated to be *the continued protection of the remaining Green Belt, and in particular preventing the merging of settlements and checking the unrestricted sprawl of large built-up areas*. In respect of preventing the merging of settlements and checking the unrestricted sprawl of large built-up areas, the site only makes *relative weak or moderate contributions* to these Green Belt purposes.

The site has *physical and defensible boundaries* on all sides. These include a residence in large landscaped grounds to the west, Vicarage Lane and its hedgerows, vegetation to the northern and part eastern boundaries (paddock, Golf Course and Harlow Nurseries site containing the site) plus a little further east is the A414.

As the site comprises existing housing and buildings in the village, it would potentially be able to be subject of an application for limited infilling pursuant to paragraph 89 of the NPPF. Therefore the site could to some extent be developed anyway in this manner, although not at the intensity/density expected by the Local Plan. We do have concerns about the precise wording of the Local Plan's Green Belt policy and that it does not fully comply with the NPPF's wording regarding limited infilling in villages. Please refer to the representation form on this matter.

Apart from the operations related to Art Garden Nursery – which is a commercial/retail venture, none of the land is in active agricultural use. The former garden nurseries associated with Kilnash are also likely to have a degree of contamination and not be suited to agriculture in their current state. The residential properties included in the site predominantly comprise garden land. A distinction should be drawn between the proper value to agriculture of this site and other potential housing allocations which are in active use as farmland. As a relatively small parcel of land with a variety of non-agricultural uses including residential use, in different ownerships, the subject site as a whole has no realistic prospect of use as a potential viable agricultural concern. Any possible arguments alleging that good quality agricultural land is being 'lost' at the subject site are untenable in these circumstances.

North Weald Bassett Parish Council, according to the Draft Local Plan Consultation Report (by Remarkable Engagement) were concerned that high quality Green Belt and agricultural land were being lost in North Weald. Whilst this may be true of other allocations proposed in the parish, the same allegations cannot be made in respect of the subject site for reasons stated above. By amending the Plan to allocate such land and remove part of the greenfield/agricultural land from the NWB.R3 residential allocation, this will address to some extent those concerns.

3. Constraints and Opportunities

Paragraphs 1.24 -1.28 of the Local Plan set out various constraints which affect the Epping Forest District. In respect of the constraints identified, the subject site lies outside of (or does not contain) the following:

- River Lea Valley
- River Roding Valley
- Special Area of Conservation (SAC)
- Forested Areas of Epping Forest
- Sites of Special Scientific Interest (SSSI)
- Special Protection Areas
- Ramsar Site
- Local Nature Reserves

- Ancient Woodland
- Lee Valley Regional Park
- Conservation Areas
- Listed Buildings (Statutory and Locally Listed)
- Scheduled Monument
- Registered Park and Garden

The site is accessible by road and currently contains pavements to the south side of Vicarage Lane. Improvements to the local transport and footway network will need to be considered as part of the NWB Master Plan Area which is currently proposed to abut the road frontage along Vicarage Lane. As part of this, it is probable that additional buses will serve the immediate locality, in addition to those running through the village centre further south. New facilities will also be required to serve the NWB Master Plan Area, which the subject site can take advantage of. Details of local facilities have previously been set out in this letter, which confirm the sustainability of the location.

4. Deliverability, Yield and Timing

The Local Plan has to be ambitious given the requirement under the NPPF to meet its objectively assessed housing needs. The Local Plan acknowledges however that there are greater opportunities to achieve the speedy delivery of the new homes through the identification of smaller sites across the District. It states at Paragraphs 2.60-2.61, that its larger strategic sites will not start delivering until *later in the Local Plan period* and therefore proposes a number of *smaller sites* which are less reliant on the provision of strategic infrastructure, provide choice in the market and allow much needed homes to be delivered as early as possible. The Council has also sought to reflect the reality that some of its allocated sites, both large and small, may not come forward as anticipated.

We agree with the council's approach here given its significant housing supply shortfalls to date. However, we subscribe that the subject site – especially taking in to account its brownfield nature and other strong planning credentials – should be added to the pool of smaller sites for a residential allocation in the Local Plan. It could be developed in advance of the NWB Master Plan Area and should be quicker and less difficult to deliver, given that it is already a developed site, with road access and other infrastructure (extent of any upgrades to be determined). It does not have to wait for the rest of the NWB Master Plan Area to be developed and its development will assist the LPA's short term housing supply before the larger strategic sites are developed.

Landowners of the subject site have indicated their willingness to develop the conjoined land of the subject site and it is therefore deliverable in these respects. Letters of support from Hawthorns and White House are provided at Appendix 7. Discussions with our client were also held with the owner of Art Garden Nursery in 2017 who expressed willingness for their site to be included for redevelopment. The Plan at Appendix 7 clarifies the individual sites comprising the subject site.

The overall land holding measures approximately 2.4 hectares approximately. At Paragraph 2.68 of the Local Plan the Council recognises that *land is a finite resource, and that the District is subject to policy and environmental constraints. It is therefore critical that land for development is used in an efficient and effective way as set out in Policy SP 2. Consequently, it is expected that all new development will maximise densities on housing sites, whilst recognising that different density levels will be appropriate for different sites in different locations as set out in Policy SP 3.*

At Policy SP3 (iii) the Local Plan indicates that *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;*

Accordingly, in looking to use land in an efficient and effective way at the stated densities, it would be expected that the land could deliver a gross capacity of between 72 units (@30dph) and 120 units (@50dph).

SUMMARY AND CONCLUSIONS

Allocation NWB.R3 should be scaled back on the west and north-west sides for reasons outlined and reduced in its amount of residential allocation by around at least 72 dwellings to 120 dwellings.

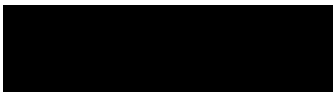
Land north of Vicarage Lane, North Weald Bassett (the subject site), measuring approximately 2.4 hectares, should be included as residential allocation for 72 to 120 dwellings – and taken out of Green Belt accordingly - for the reasons outlined. Changes should be made to the policy maps at Map 5.12 and 2.5.

Alterations should also be made to Policy P6 (B) to include the suggested residential allocation at the subject site and make the (generally corresponding) adjustments to the extent of residential allocation of site NWB.R3, such that the overall total of dwellings proposed in the master plan area remains the same. This approach would not alter the overall numbers of dwellings proposed for North Weald.

The above will be justified and consistent with the NPPF and the Local Plan's own site selection criteria, making the Plan sound in these respects.

We trust these comments will be taken in to account.

Yours faithfully,



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

Land North of Vicarage Lane, North Weald Bassett

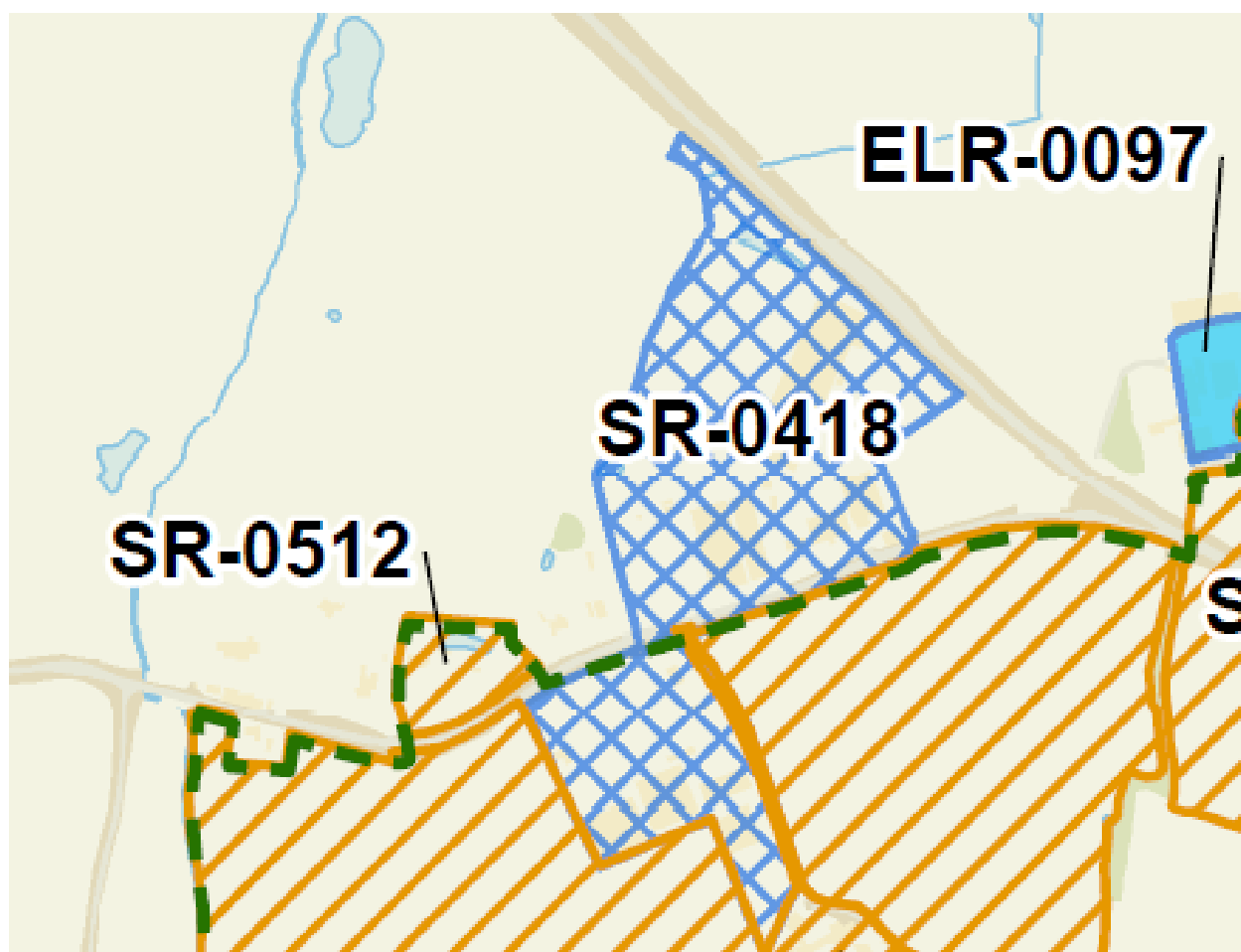


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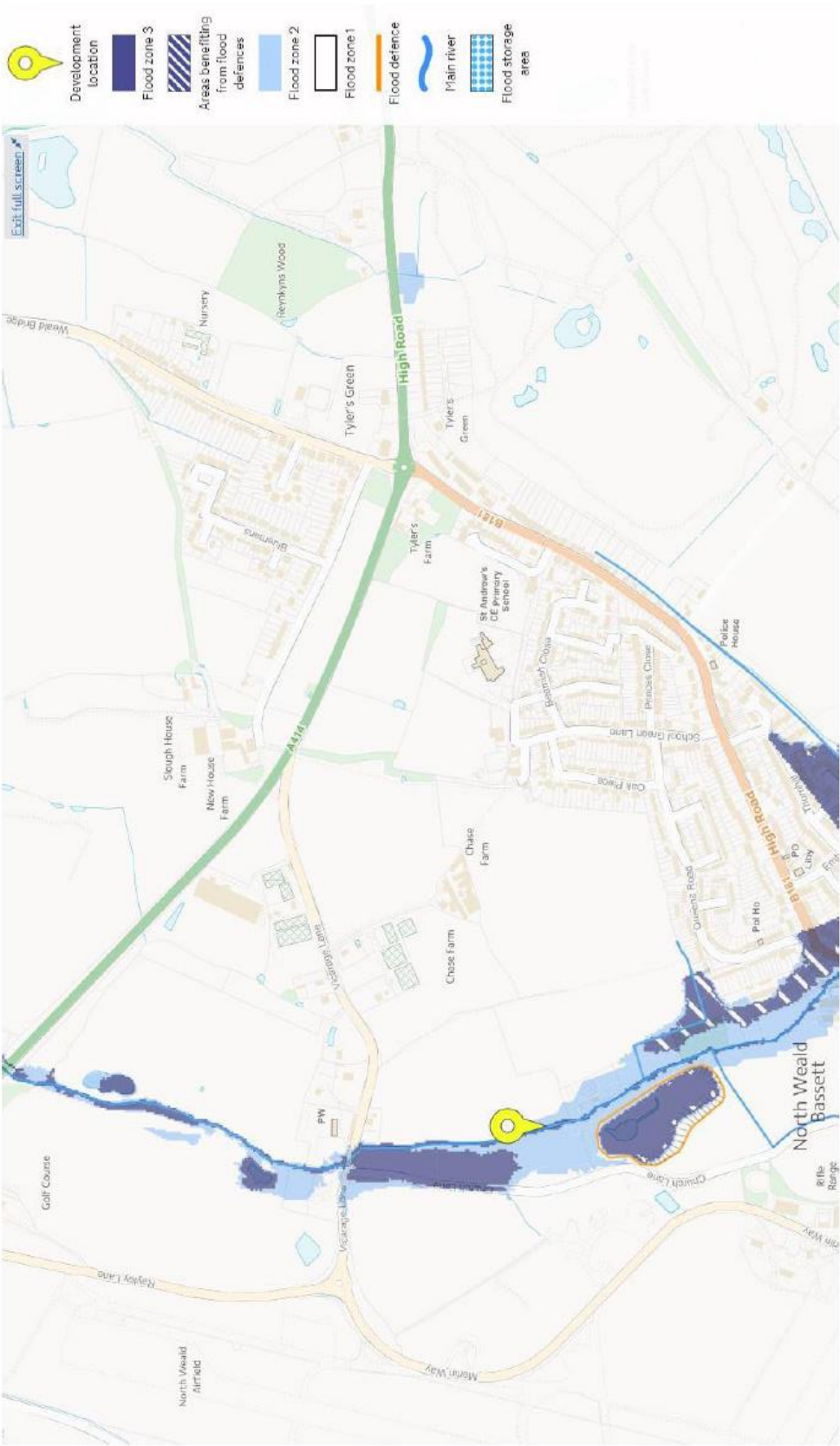




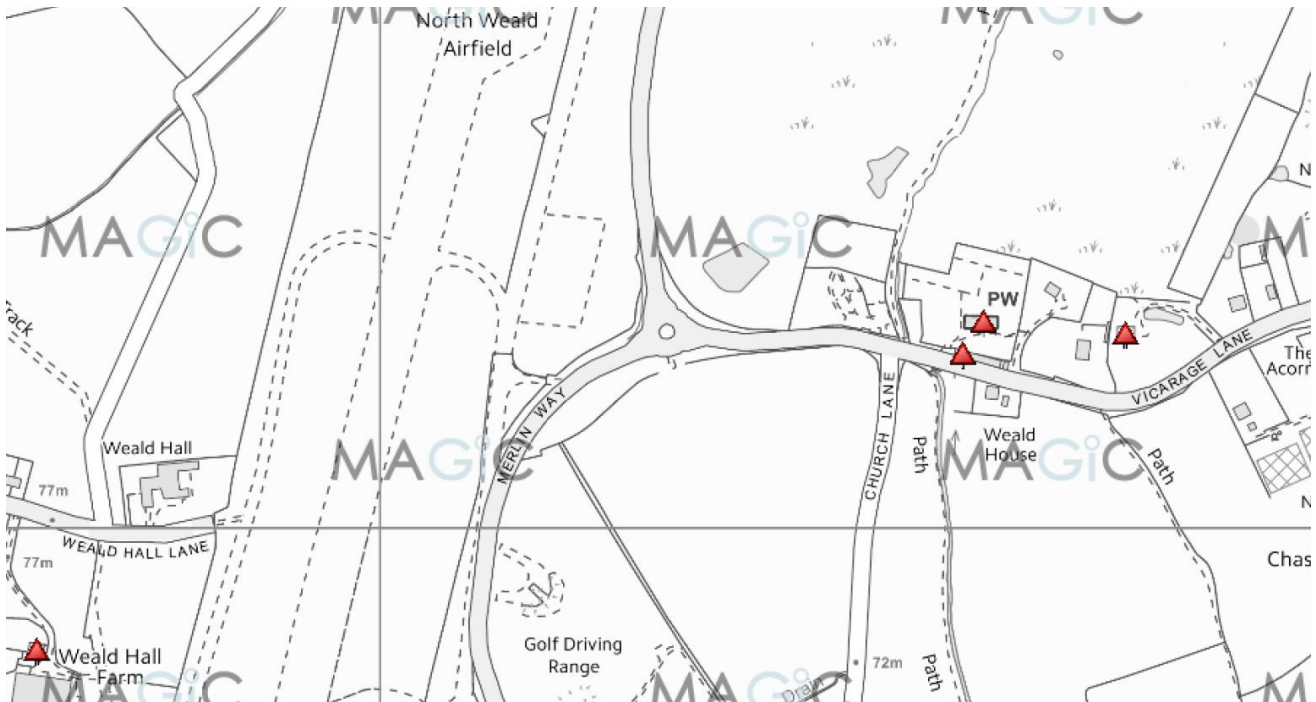
EFDC Draft Plan 2016

Site Allocation SR-0418 – Land north of Vicarage Lane, North Weald Bassett

Allocation encompassed Former Nursery attached to 'Kilnash', White House, Art Garden Nursery and Watts Farms (Harlow Nursery).

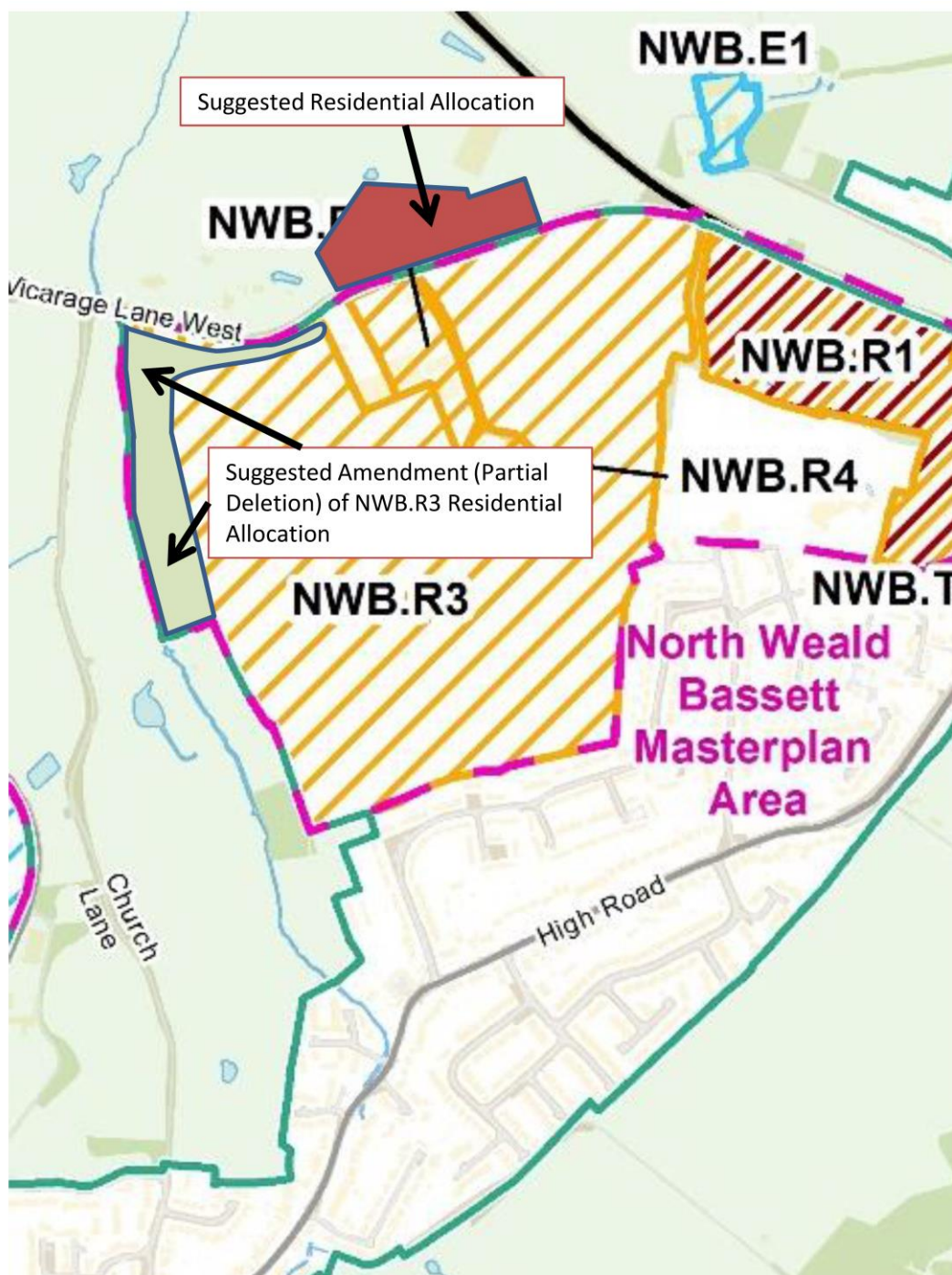


Extract from Environment Agency’s website showing Flood Map (January 2017)



Extract from Magic Maps (2018)

Listed Buildings marked with red triangle along Vicarage Lane, North Weald Bassett. These Heritage Assets are very close to the NWB.R3 proposed allocation.



Suggested Amendments to North Weald Bassett Master Plan Area and Residential Allocations





Art Garden Nursery



White House



View from former nursery looking east



Former Nursery



Former Nursery



Former Nursery



Kilnash (left) and Hawthorns



Hawthorns and (beyond) Kilnash

24th January 2018,

To whom it may concern

Epping Forest DC Local Plan Submission Version

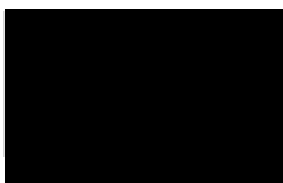
Residential Allocations, Vicarage Lane, North Weald Bassett

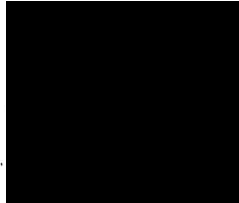

I am the freehold owner of ~~WHITE~~ **HOUSE** Vicarage Lane, North Weald Bassett as shown on the attached plan. This land, along with land owned by neighbouring properties, was provisionally allocated for development in the Epping Forest DC Draft Local Plan (Reference SR-0418) but has subsequently been deleted in the Submission Version Local Plan. I am aware that my neighbours, Mr and Mrs N.K Stacey, are making representations seeking the residential allocation of their land at Kilnash and the redundant nursery site, along Vicarage Lane, North Weald Bassett. As part of their representation to the Local Plan, I consent to also having my land included as part of any potential wider residential allocation, as I wish for my land to be redeveloped in this way. I am not aware of any legal restrictions, covenants, ransom strips, etc, which would prevent such desired redevelopment.

If the Local Plan Inspector agrees to LPA's proposed release of the large area of greenfield land to the south side of Vicarage Lane (including allocation refs: NWBR3, NWBR4 and NWB R5) for a new housing area, it makes abundant sense to also include already developed/brownfield land immediately opposite - to the north side of Vicarage Lane - as part of a wider and more logical residential allocation.

I therefore support Mr and Mrs Stacey's representations and object to the allocation of referenced land to the south of Vicarage Lane, North Weald Bassett unless their representations are addressed by allocating land also on the north side of the road in the manner described therein.


Yours faithfully




Tel. 
24 January 2018.


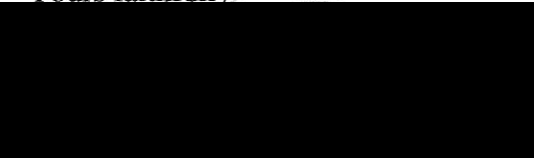
To whom it may concern

Epping Forest DC Submission version of Local Plan
Residential Allocations Vicarage Lane North Weald Bassett

I am the Freehold owner of  Vicarage Lane as shown on the attached plan, I am aware that my neighbours, Mr & Mrs N.K.Stacey, are making representation seeking the residential allocation of their land at "Kilnash" and the redundant nursery site along Vicarage Lane North Weald Bassett. As part of their representation to the Local Plan, I consent to having my land included as part of any potential wider residential allocation, as I also wish for my land to be redeveloped in this way. I am not aware of any legal restrictions, covenants, ransom strips etc which would prevent such desired redevelopment.

If the Local Plan Inspector agrees to the LPA's proposal to release the large area of greenfield land to the south side of Vicarage Lane (including allocations refs: NWBR3, NWBR4 and NWBR5) for a new housing area, it makes abundant sense to also include already developed/brownfield land immediately opposite- to the north side of Vicarage Lane- as part of a wider and more logical residential allocation.

Therefore I support Mr and Mrs Stacey's representation and object to allocation of the referenced land to the south of Vicarage Lane unless their representations are addressed by allocating land on the north side of the road in the manner described therein


Yours faithfully


David Sisson.

TO WHOM IT MAY CONCERN

29 January 2018

Our ref: MJS/VIC/01

Epping Forest DC Local Plan Submission Version
Residential Allocations, Vicarage Lane, North Weald Bassett

Strettons act for Mrs Susan Radley the beneficiary of the state of late Michael Radley and the freehold owner of Arts Nursery, Vicarage Lane, North Weald Bassett (Land Registry Ref: EX672532) as shown on the attached plan. This land, along with land owned by neighbouring properties, was provisionally allocated for development in the Epping Forest DC Draft Local Plan (Reference SR-0418) but has subsequently been deleted in the Submission Version Local Plan. My clients are aware that my neighbours, Mr and Mrs N.K Stacey are making representations seeking the residential allocation of their land at Kilnash and the redundant nursery site, along Vicarage Lane, North Weald Bassett. as part of their representation to the Local Plan, my clients consent to also having their land included as part of any potential wider residential allocation, as they wish for their land to be redeveloped in this way. I am not aware of any legal restrictions, covenants, ransom strips, etc, which would prevent such desired redevelopment.

If the Local Plan Inspector agrees to LPA's proposed release of the large area of greenfield land to the south side of Vicarage Lane (including allocation refs: NWBR3, NWBR4 and NWB R5) for a new housing area, it makes abundant sense to also include already developed/brownfield land immediately opposite - to the north side of Vicarage Lane - as part of a wider and more logical residential allocation.

My clients therefore support Mr and Mrs Stacey's representations and object to the allocation of referenced land to the south of Vicarage Lane, North Weald Bassett unless their representations are addressed by allocating land also on the north side of the road in the manner described therein.

Yours faithfully

Matthew Seaton

Kind regards.

Yours sincerely

MATTHEW SEATON

Assistant Surveyor

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Enc



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AUCTIONS

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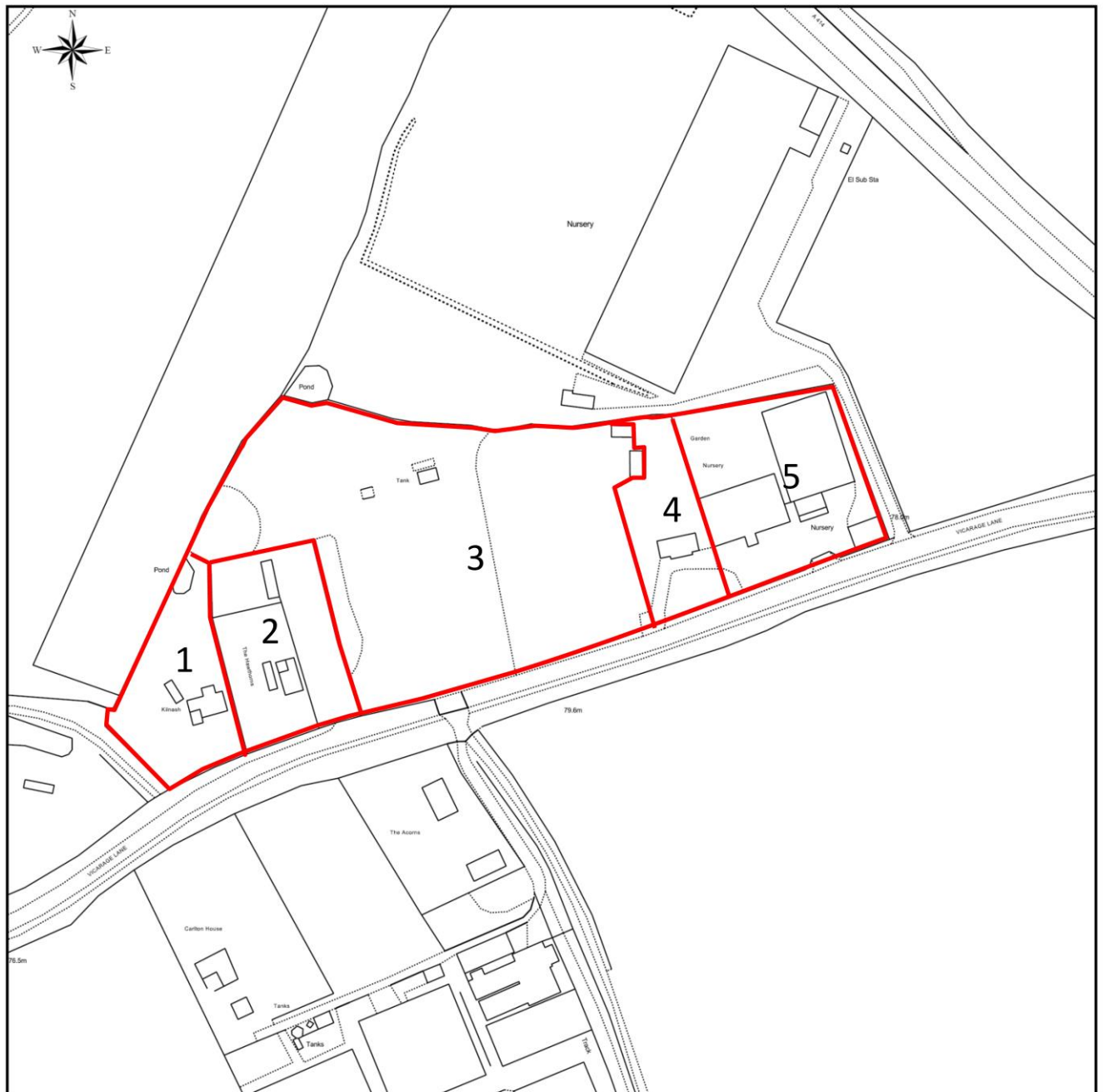
CITY & CITY FRINGE

020 7375 1801

WEST END

020 7637 8080

Land North of Vicarage Lane, North Weald Bassett



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0m 25m 50m 75m 100m 125m 150m 175m 200m

Scale: 1:2500, paper size: A4

Individual Site References:

1. Kilnash
2. Hawthorns
3. Redundant Nursery (attached to Kilnash)
4. White House
5. Art Garden Nursery

