

# **UPDATED PLANNING STATEMENT** **INCORPORATING DESIGN &** **ACCESS ELEMENTS**

## Address

Crown Hill Garden Centre, Crown Hill, Waltham Abbey  
Essex, EN9 3TF

## Proposal

# **LIMITED INFILLING SITE**

**Detailed Planning Application**

**For**

**Demolition of Existing Garden Centre Buildings  
and the Construction of 2no Semi-Detached  
Houses**

**8<sup>th</sup> July 2019**



## **Background to the Current Application**

This Application must be read in conjunction with the original Planning Statement dated 19<sup>th</sup> September.

The original Application was refused and a copy of the Decision Notice is included with this submission.

An Appeal was submitted to the Planning Inspectorate and the Appeal was dismissed. (Ref:- APP/J1535/W/19/322080). The Applicant has submitted an application to the High Court for Judicial Review to have the Planning Inspectorate decision quashed.

The Inspector's Report established that none of the grounds for refusal in the original Decision Notice were significant and dismissed all of them. However, the Inspector concluded that the matter of the SAC was a significant item and dismissed the Appeal solely on this ground. This matter was confirmed in a letter from the Inspectorate dated 3<sup>rd</sup> July.

So this submission is a 100% reproduction of the original refused Application, but is submitted with a Legal Undertaking to provide a SAC payment of £352/property (£704 in total).

On the basis that the Inspectors Appeal Decision considers that the all matters relating to the original refusal Decision Notice has been satisfied, and a Legal Agreement is provided for a SAC payment, EFDC are now in a position whereby they could approve the current Application without further delay

**ELA Design**  
**8<sup>th</sup> July 2019**