

Appendix 1

Background

This representation is prepared by Phase 2 Planning and Development Ltd on behalf of Louise Barr who is the registered land owners of the Lea Valley Nursery site which has been allocated for residential development and is referred to as sites WAL.T1 and WAL.R2 within the Draft Local Plan and the land owners Maxens/Galley Hill Yard which have been allocated for the further expansion for B2/B8 class uses as referred to as site WAL.E6 of the Plan.

Mrs Barr has been actively promoting these sites for development through the plan process and therefore broadly support the Draft Local Plan and in particular the site allocations shown within map 5.6 of the Draft Local Plan, subject to those specific matters raised in those representations.

Paragraph 5.53

Paragraph 5.53 of the Draft Local Plan states:

“There is also an existing employment site that is allocated for a further 5,120sqm of B2/B8 class use (general industrial/storage and warehousing)

WAL.E6 – Galley Hill Road, Industrial Estate (3.89ha)”

Referring to Clause D. of Policy P3 Waltham Abbey, it states:

“In accordance with Policy SP2 and Policy E1 the following sites are allocated for B Use Class employment uses

- (i) Wal.E6 – Galley Hill Road Industrial Estate
- (ii) WAL.E8 – Land north of A121”

These is a clear inconsistency between the supportive text of paragraph 5.53 and the Policy P3 Waltham Abbey. The supporting text within paragraph 5.53 only refers to B2 and B8 use classes omitting class B1 uses whilst the policy refers to all B use classes.

In addition to the above, given that there are existing Sui Generis uses within Galley Hill Industrial Estate, (for example, scaffolding supplies) it would only be logical and effective to include Sui Generis uses as part of the supporting text with paragraph 5.53 and Policy P3 Waltham Abbey.