

Appendix 1

Question 6

Background

This representation is prepared by Phase 2 Planning and Development Ltd on behalf of Mr and Mrs Evans who are the registered land owners of Marlow, High Road, Thornwood, Essex, CM16 6LU.

Marlow has authorised permission as a waste transfer station under planning reference number EPF/0868/13 in which retrospective planning permission was granted at appeal for the change of use of land for storage, sorting, distribution, recycling (crushing and screening) of concrete, hardcore, tarmac and screen waste together with the stationary of plant and machinery.

Mr and Mrs Evans have been actively promoting their site for employment through the plan process and to their disappointment were surprised to see that no reference has been made to Marlow as an existing employment site or its non-designation as a future employment site either within the supporting text, policy and Thornwood's Site Allocation Map 5.17.

Paragraph 5.151

Paragraph 5.151 of the Draft Local Plan states:

“There are four existing Employment Sites that have been identified in Thornwood for designation in the Local Plan:

THOR.E1 – Camfaud Concrete Pumps (1.35ha)

THOR.E2 – Land at Esgors Farm (2ha)

THOR.E3 – Woodside Industrial Estate (1.99ha)

THOR.E4 – Weald Hall Lane Industrial Estate (1.09ha)”

Within the supporting evidence to the Draft Local Plan, the technical document ‘Employment Review Final Report’ dated December 2017 prepared by Hardisty Jones Associates highlights some relevant trends that are not reflected. Specifically, the Employment Review Final Report highlights the following:

- There will continue to be a demand for appropriate facilities which meet changing modern operational requirements.
- There is a general consensus that the manufacturing and industrial property market will trend towards smaller local and urban sites.
- Sites will need to be suited to meeting a trend towards smaller premises, including a strong start up and grow on market.

In addition to the above, the supporting evidence ‘Economic and Employment Evidence to Support the Local Plan and Economic Development Strategy’ (September 2017) also prepared by Hardisty Jones Associates states under paragraph 7.9:

Property agents Glenny suggest that most of the demand for property in the District is from local businesses. They suggest that smaller self-contained buildings would be more attractive to local owner-occupiers than large multi-occupier buildings, as there is strong demand for owner occupied property.

Thornwood has a different social-economic profile to the rest of Epping Forest, which makes support for industrial development and support for business growth particularly important.

No justification has been given in relation to why the Council has left out the 'Marlow site' as an existing employment site and has been identified for designation within the Local Plan within the above list highlighted within Paragraph 5.151.

This is particularly concerning given that site referred to as 'THOR.E1 – Camfaud Concrete Pumps' immediately abuts the southern boundary of Marlow and thereby it would be logical to include the Marlow site within the Employment Site Allocation as both sites are similar in terms of constraints, location, size and opportunities.

Furthermore, the Council is fully aware of the history of Marlow being an established employment site given the sites extensive planning history including that of a recent public inquiry (ref: ref: APP/J1535/A/13/2206035) and the formal representations made by Mr and Mrs Evans throughout the Plan Process.

Council's own technical guidance openly acknowledges employment at 'Marlow' within Appendix 6f Site Specific Requirements for Site Allocations' when assessing the site description for THOR.E1:

*The site comprises sheds/buildings in office and industrial uses, with hardstanding and an area of brownfield land to the rear. It is bounded by High Road (B1399) to the east, **employment uses and residential development to the north**, residential development to the south and greenfield land to the west.*

It is not as if a case can be made that the Marlow site is not sustainable or is isolated away from the village as designated sites THOR.E2 and THOR.E3 are located further away from the centre of the village.

As identified 'Marlow' has a long standing commercial history and its allocation as a designated employment site within the Draft Local Plan would help accommodate further commercial enterprises and would provide a positive role in supporting economic development. This reflects the economic role of sustainable development set out in the NPPF and as highlighted within Council's own supporting evidence. No reasonable justification has been provided within Council supporting evidence to suggest why Marlow has been left out as a designated employment site.