

██████████ – Happy Grow Nursery, Written Reps  
Your ref: Epping Forest District Local Plan – Land at Tudor  
House - Site Allocation (Ref: THOR.R1)

Local Plan Regulation 19 Representation  
Planning Policy Team  
Epping Forest District Council  
Civic Offices  
323 High Street  
Epping  
Essex  
CM16 4BZ

29<sup>th</sup> January 2018

Sent by way of e-mail to: [LDFconsult@eppingforestdc.gov.uk](mailto:LDFconsult@eppingforestdc.gov.uk)

Dear Sir/Madam,

**Written Representation on behalf of Mr Richard Spearman and Regenta Ltd to the Submission Version of the Epping Forest District Local Plan 2011-2033 (Regulation 19 Publication)**

**Introduction**

The following written representation is submitted on behalf of Mr Richard Spearman and Regenta Ltd who are the landowner and Development Partner in respect of part of the land allocated at Tudor House, **Site Reference THOR.R1** ('the site') within the Submission Version of the Epping District Forest Local Plan. This representation should be read alongside the completed Representation Form as prepared by Epping Forest District Council ('the Council').

**Background**

The following written representation reflects, and builds upon, previous representations made by Mr Spearman to the Regulation 18 consultation undertaken by the Council during December 2016 which to summarise requested the extension of the site allocation relating to Tudor House to include adjacent land holdings, namely the Happy Grow Nursery.

Following the preparation and submission of the afore-mentioned written representations, Mr Richard Spearman has appointed Regenta Ltd as Development Partner to assist with the redevelopment of part of the wider Tudor House Site Allocation for residential purposes. By way of brief background, Regenta

Development is a well-established residential developer providing high quality new homes across London, the Home Counties and South East England. Regenta is and has been a major stakeholder involved in a range of residential projects areas such as Ware, Cheshunt, Hertford, Welham Green, St Albans, Edmonton, Harlow, Abridge, Romford, Laindon, Ingatestone and Leyton to name just a few.

Regenta has a wealth of experience in delivering a range of development sites by virtue of its involvement from acquisition through to disposal.

It should be noted from the outset that Mr Spearman and Regenta support, in principle, the Council's continued allocation of the Tudor House site for residential purposes. To this end both Mr Spearman and Regenta has instructed the preparation of a number of technical studies to facilitate residential development having regard to the wider site allocation.

However, it is the delineation of the site allocation and specifically the exclusion of the adjacent Happy Grow Nursery and small parcel of land immediately adjacent which is objected to as this results in a failure to satisfy the soundness test insofar as the Plan is not as effective as it could be in delivering residential development within the locale and by virtue of this is not sufficiently positively prepared.

## The Site

The wider site allocation (reference **THOR.R1 land at Tudor House**) is located within Thornwood, and to the eastern side of the High Road which runs between the settlements of Epping and Harlow. The current site allocation comprises a single dwelling set within extensive grounds that is bounded by the Happy Grow Garden Centre to the north, residential development to the west and south and agricultural land to the east.

The northern most part of the current site allocation is owned by Mr Richard Spearman who also owns the Happy Grow Nursery Centre (immediately to the north of the site allocation boundary). The extent of Mr Spearman's ownership in the context of the wider site allocation is illustrated within accompanying drawing reference F703/PB/02.

The Happy Grow Centre site measures circa 0.94 hectares and comprises a number of permanent buildings and glasshouses with ancillary hardstanding for car parking providing up to 65 spaces. As is the case with the current wider site allocation for Tudor House, the Happy Grown Nursery Site is located within the Metropolitan Green Belt but importantly represents previously developed land within the Green Belt.

In this regard, it is noted that paragraph 89 of the National Planning Policy Framework allows for the partial or complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt. In support of the appropriateness of the site for residential purposes the Council will be aware that an outline planning application was submitted in respect of the site for 16 no. residential units (LPA Reference; EPF/1454/16). The planning application benefitted from Officer's recommendation to

approve and members resolution to grant planning permission at Planning Committee.

The above serves to illustrate that the Happy Grow Nursery site is appropriate for residential purposes in terms of relevant planning policy and indeed this has been acknowledged by the Council by way of its resolution to approve an outline planning application at the site for 16 no. residential units.

With respect to the small parcel of land located to the north of Mr Spearman's landholdings and between the emerging site allocation and Happy Grow Nursery it is also suggested that this be included within the emerging site allocation. As matters currently stand it is intended that this parcel of land remains undeveloped Green Belt. However, following the development of the Happy Grow Nursery (immediately north) and emerging site allocation (immediately south) this land will effectively be bordered to the north, south and west by development. The site specific policy requirement for mature planting along the northern boundary of the site allocation and Happy Grow Nursery Site will further detach this land from the Green Belt and so its contribution all but removed.

It is therefore considered entirely appropriate to extend the current site allocation at Tudor House to include the Happy Grow Nursery. This approach will ensure that the Development Plan facilitates a comprehensive and co-ordinated residential development as part of the current Tudor House allocation which maximises the delivery of residential development in an area already considered to be acceptable for residential use.

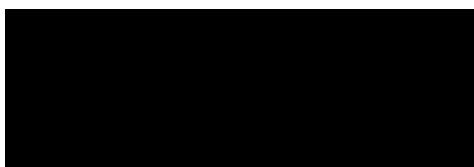
As identified at the outset of these written representations the allocation of the Tudor House site is supported by Mr Spearman and Regenta Ltd, in principle. It is however considered that to disregard the Happy Grow Nursery from the wider site allocation would result in a failure to satisfy the tests of soundness insofar as the effectiveness of the Development Plan is concerned.

In view of the above we would respectfully request that the Inspector extends Site Allocation **THOR.R1** to include the Happy Grow Nursery Site and associated vehicular point of access, in line with attached plan reference F703/PB/02.

We trust that the above and attached adequately explains the nature of Mr Spearman and Regenta's representations. However, should you have any queries please do not hesitate to contact me.

Yours sincerely

**Chris Pittock**  
Planning Director Spenthorpe



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