

Stakeholder Reference:

Document Reference:

Part A

Making representation as Agent on behalf of Landowner or Land Promoter

Personal Details		Agent's Details (if applicable)
Title	Mr	
First Name	Duncan	Hannah
Last Name	Ford	Pearce
Job Title (where relevant)	Director and Head of Healthcare	Associate Director
Organisation (where relevant)	Frontier Estates Ltd	Gillings Planning Ltd
Address	13 Oakmount Road, Chandlers Ford	First Floor, 13 Oakmount Road, Chandlers Ford, SO53 2LG
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Part B

REPRESENTATION

To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?

Paragraph: B. (xvi)

Policy: P 2 Loughton

Policies Map: No

Site Reference: LOU.R16

Settlement: Loughton

Do you consider this part of the Pre Submission Local Plan to be:

Legally compliant: Don't Know

Sound: No

If no, then which of the soundness test(s) does it fail? Positively prepared,Effective,Justified,Consistent with national policy

Complies with the duty to co-operate? Don't Know

Please give details either of why you consider the Submission Version of the Local Plan is not legally compliant, is unsound or fails to comply with the duty to co-operate; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.

We note that Policy P2 allocates the site at St Thomas More RC Church (Loughton) for 'approximately 18 homes' (site ref LOU.R16).

The site constitutes previously developed land within the settlement boundary and within close proximity to facilities and services. The provision of residential uses on this site therefore constitutes sustainable development, and we support this allocation in principle.

The provision of housing across the allocated sites should meet the identified need. Therefore, such provision should include accommodation to meet the needs of the elderly. The policy as worded is therefore unsound, as it is not sufficiently broad to allow for all types of housing provision (including class C2 - a care home). We have been advised by the policy team that the OAN includes class C2 uses and delivering "...housing for elderly people" is included within the objectives of the Submission Local Plan.

On the basis that no specific allocations are made for a care home elsewhere in the Submission Local Plan, the wording of policy P2 should be amended accordingly so that there is flexibility in the provision of housing, and that accommodation needs for the elderly are met.

We also note reference to the site in Appendix 6 Site Specific Requirements for Site Allocations (ref LOU.R16, pages 60 and 61) of the Submission Local Plan. That notes that "development proposals should incorporate on-site replacement of the existing D2 Use Class community use".

We do not support this policy requirement, on the basis that it is not sound:

- The church itself is disused and the last services were held in October 2015. It is clearly no longer 'needed' (and there is no evidence to confirm as such), and on that basis retention of such community uses on the site is not justified.
- The incorporation of a D2 use class on the site would compromise the ability of the site to deliver housing at the level envisaged by policy, and in line with the requirements of the OAN.
- The incorporation of D2 floorspace would be an unnecessary constraint to the development of the site and would affect the deliverability and viability of any proposals. The policy is not positively prepared.
- The juxtaposition of class D2 uses within a predominantly residential area could be of detriment to the amenity of neighbouring residents. The policy is not consistent with national policy.

In addition to the above, we would note that there is a clear 'community need' for care home provision for the elderly, and this reflects other policies in the Submission Local Plan. There is a significant undersupply of beds within a 10km catchment of the site, and the provision of a care home use on the site would be appropriate to its context and compliant with the terms of emerging policy to provide new homes that meet an identified need. Notwithstanding this, care homes operate very differently from homes within class C3, and often provide a community function / meeting place in any event. For example, it would be expected that religious acts can take place within the building, should residents wish. There are further economic benefits arising from the provision of a care home, including employment generation.

Please set out what change(s) you consider necessary to make the Pre Submission Local Plan legally compliant or sound, having regard to the test you have identified in the question above (Positively prepared/Justified/ Effective/ Consistent with National Policy) where this relates to soundness. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

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Reference to the site in Appendix 6 Site Specific Requirements for Site Allocations (ref LOU.R16, pages 60 and 61) of the Submission Local Plan should remove the requirement for on-site replacement of the existing D2 Use Class community use.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

Yes, I wish to participate at the oral part of the oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To present these representations to the Inspector in further detail.

REPRESENTATION

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Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination

Yes

Signature: H L Pearce Date: 29/01/2018