

The Planning and Design Bureau Ltd

Land-Use Planning and Architecture

29th January 20187

Epping Forest District Council,
FAO Mr David Coleman, Planning Policy Manager,
Planning Services,
Civic Offices,
High Street,
Epping,
Essex,
CM16 4BZ

BY E-MAIL
(to: dcoleman@eppingforestdc.gov.uk)

Dear Mr Coleman,

Policy P11/Allocation SR – 0149: Land at Tudor House, High Road, Thornwood, Near Epping, Essex, CM16 6LT

As you know, I am instructed by *Sherrygreen Homes Ltd* in respect of land at Tudor House, High Road, in Thornwood, which is presently allocated in the Epping Forest District Draft Local Plan Consultation (2016) for circa 124 dwellings and associated facilities.

Sherrygreen Homes Ltd has entered into an Option to purchase the majority of the allocated site, which is owned byRedacted....., who, in concert with the adjacent landowner to the north (.....Redacted.....) have promoted the allocation of the wider site for residential development.

My client and the landowner are very pleased to see that the Allocation at Thornwood has been retained in the Submission Version 2017 of the Epping Forest District Draft Local Plan. *Sherrygreen Homes Ltd* and Mrs Marsh fully support the Allocation and the strategy set out in the Submission Version 2017 of the Local Plan.

I wrote to you initially on 3rd November 2017 and again on 5th December 2017 and submitted a number of Assessments, Reports and a draft Masterplan, which support the continuing Allocation of the site for residential purposes. I would be grateful if you would ensure that these letters and the related documents are presented to the Inspector before the independent Examination of the Local Plan.

Since my last letter *Sherrygreen Homes Ltd* has further instructed that an intrusive contamination survey be undertaken to investigate the minor matters raised in the desk-based study already sent to you. The survey work has been completed and a Report is presently being written that sets out the findings.

In addition an ecologist has been instructed to address the points raised in relation to the Phase 1 Ecological Assessment sent to you under cover of my letter of 12th December 2017. The ecologist cannot start work yet because relevant species are hibernating but it is anticipated that survey work will commence in March/Aril 2018. I will keep you updated of events in these regards and forward to you the results of these further investigations in due

45 Hart Road, Thundersley, Benfleet, Essex, SS7 3PB
Telephone: 01268 758999/07960 917174
Email: stewart@planningdesignbureau.co.uk



Registered Office 35 Websters Way, Rayleigh, Essex, SS6 8JQ
Company Number 8612911
Incorporated in England and Wales
VAT Reg' No. 230 8689 93

course.

I now enclose a draft Programme of Works proposed by *Sherrygreen Homes Ltd*. This will need to be refined in concert with the LPA but it demonstrates that the Company provisionally intends to have units available for sale at the site from March 2021 on the basis that the allocation is adopted in March 2019 and a planning application can be approved within an overlapping timeframe.

I reiterate the Company and landowner's agreement to entering into a Memorandum of Understanding and/or a Statement of Common Ground with the District Council and the offer to use the Company's resources to fully support the Authority in the forthcoming Examination. I would be pleased to discuss the production and signing of such documents with the LPA in due course.

If you have any queries, require further information or would like clarification of any particular matter please do not hesitate to contact me.

Please acknowledge receipt of this letter

Yours sincerely

.....Redacted.....

Stewart Rowe, Dip TP, MRTPI

Encl. Programme of Works (Draft)
CC

.....Redacted.....