

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	David	Stephen
Last Name	Sherrin	Hayhurst
Job Title (where relevant)		Chartered Town Planner
Organisation (where relevant)	Ongar Properties Limited	Hayhurst Town Planning Services Limited
Address	Cambridge House, 27 Cambridge Park Road , London E11 2PU	1 Thorington Close, Great Notley, Braintree CM77 7XE
Post Code	E11 2PU	CM77 7XE
Telephone Number	01376553970	01376553970
E-mail Address	stevehayhurst@btconnect.com	stevehayhurst@btconnect.com

Part B

REPRESENTATION

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

Paragraph:

Policy: P 12 Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering and Stapleford Abbots

Policies Map: Yes

Site Reference: HONG.R1

Settlement: High Ongar

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

Legally compliant: Don't Know

Sound: Yes

If no, then which of the soundness test(s) does it fail?

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.

The proposed site allocation (now HONG.R1) was included as a draft housing allocation in the October 2016 Public Consultation Draft Local Plan (draft policy P12, site SR-0181).

A planning application for 8 dwellings was made in March 2017 under reference EPF/0403/17. In an email dated 13 July 2017 the case planning officer recommended that the application be withdrawn, as it was regarded as premature, since the site was in the Green Belt. The application was withdrawn in August 2017.

I attach the site location plan and site layout plan submitted with that application. Although the application was for a development of eight houses, it is conceivable that with a different mix and layout a capacity of 10 homes could be achieved.

The site remains under the control of a developer. My client has confirmed the availability of the services and infrastructure necessary for the development to proceed and this is therefore a developable site, meeting the requirement of paragraph 47 of the NPPF. Construction of the houses could begin in earnest as soon as planning permission is granted and pre-commencement conditions are discharged, i.e. within about 6 months of the allocation being confirmed.

The site is surrounded by development. There is housing development on three sides and a road on the fourth. The site has a width of about 70m and a depth of about 40-50m and sits to the west of Mill Lane, more closely related to the developed part of the High Ongar village than the open countryside to the east of Mill Lane.

Mill Lane would provide a suitable alternative Green Belt boundary as it is a firm physical feature marking a more obvious dividing line between village and countryside than the existing boundary.

The allocation is in line with the Council's strategy (paragraph 2.65 of the plan) of distributing sites across the District as supported by previous local plan consultation responses.

The site is a sustainable development location on the edge of an existing village, which has a reasonable range of services and facilities, and which is also close to a larger town at Chipping Ongar. The development would help support a range of existing services, including a primary school, pub, church and village hall.

Any limited impact on trees and biodiversity would be mitigated by replacement planting and habitat creation measures. (There were no objections to the withdrawn planning application on either arboricultural, landscaping or ecology grounds by the Council's own internal consultees).

Foul sewage would be collected in the existing mains sewer which crosses the site and surface water runoff would be retained and allowed to percolate into the ground at reduced rates to ensure that development would not increase the risk of local flooding.

Therefore we strongly support the allocation of the site for housing, and consider that its allocation is fully justified and contributes to the soundness of the plan.

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.

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

No, I do not wish to participate at oral examination

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

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

Yes

Signature: Stephen Hayhurst Date: 23/01/2018