

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	Ben	Donald
Last Name	Spencer	Messenger
Job Title (where relevant)		Planning Consultant
Organisation (where relevant)		DP9 Ltd
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Part B

REPRESENTATION

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

Paragraph:

Policy: None of the above

Policies Map: No

Site Reference:

Settlement: Epping

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

Legally compliant: Yes

Sound: Yes

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

Complies with the duty to co-operate? Yes

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.

Dear Sir/Madam,

NEW EPPING LOCAL PLAN – SUBMISSION VERSION

We write on behalf of our client, Arboretum Epping Developments, who are the owners of 287-291 High Street, Epping, in response to the draft Epping Local Plan, which has been published for consultation until 29 January 2018.

Appendix 6 of the Local Plan allocates the above site for residential development (ref: EPP.R10). This designation is fully supported. The site is located in a highly sustainable location at the heart of Epping along the main High Street. It has good access to local facilities, services and public transport links. The site is therefore entirely suited to accommodate new residential accommodation in accordance with the site allocation.

The draft allocation refers to the site comprising of a 'greenfield parcel' of land to the rear. This is incorrect. The vacant land to the rear is currently hardstanding that is often used for temporary open storage. The land is not greenfield and the site allocation is requested to be updated to refer to the brownfield nature of the land.

The site allocation also refers to the site being 0.05 Ha in size and suitable for 6 additional units. The suggested indicative density should therefore refer 120 dwellings per hectare.

Finally, the site allocation appropriately refers to the sustainable location of the site. It states there is good public transport accessibility and that sustainable transport modes should be encouraged, and resident car-parking limited. This approach is supported. However, the allocation refers to the need for on-site car club/car sharing arrangements, visitor parking and blue badge holders. Given the size, siting and location of the site, the allocation should clearly state that these facilities are only required where practical, feasible and viable to ensure they do not unduly restrict development from coming forward.

We trust that the above comments will be considered as part of the Local Plan process. If you require any further information, then please contact Don Messenger of this office.

Kind regards,

Don Messenger

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:  Date: 29/01/2018