

Stakeholder Reference:  
Document Reference:

Part A

Making representation as Housebuilder

Personal Details		Agent's Details (if applicable)	
Title	Mr		
First Name	Stuart		
Last Name	Willsher		
Job Title (where relevant)	Senior Planner		
Organisation (where relevant)	Persimmon Homes		
Address			
Post Code			
Telephone Number			
E-mail Address			

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## Part B

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### REPRESENTATION

**To which Main Modification number and/or supporting document of the Local Plan does your representation relate to?**

MM no:

Supporting document reference: I. IDP: Part B Infrastructure Delivery Schedule 2020 Update (ED117/EB1118)

**Do you consider this Main Modification and/or supporting document of the Local Plan to be:**

Legally compliant: Yes

Sound: Yes

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

**Please give details of why you consider the Main Modification and/or supporting document is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the legal compliance, soundness of the Local Plan or compliance with the duty to co-operate, please also use this box to set out your comments.**

MMs 105-106 relate to changes to Policy D1 and refer to the Infrastructure Development Plan (IDP) and the need for developments to contribute to infrastructure items as set out in IDP. Persimmon Homes have previously submitted representations to the Inspector and Epping Forest Council during early stages of the Local Plan Process regarding the IDP and its accompanying Viability Assessment. We are concerned, therefore, that outstanding matters remain.

In particular, we are concerned that the schedule attached to the Main Modifications consultation (dated September 2020) is different to the schedule, which was attached to the partial Infrastructure Delivery Update in July 2021. Could the Council please, therefore, clarify which schedule is correct as (less so for our Chelmsford Road, Ongar site – site ONG.R4) for many allocations, costs and requirements are different between the two schedules.

We would also highlight to the Inspector and EFDC that the Infrastructure Delivery Plan is currently using August 2020 BCIS figures; the Inspector and EFDC will be aware that the August 2021 update is available and should be used to ensure costs are kept up to date. It is also noted that the IDP does not include any calculations/considerations given to the Building Regulations Part F/Part L 2023 costs or 2025 Future Homes standard.

We would, as is required by Policy (the Plan is being considered against the 2012 NPPF) request that the Inspector and EFDC correctly identify that Policy allows costings to be reassessed during the planning application stage when additional information and costings will be available.

**Please set out what change(s) you consider necessary to make the Main Modification and/or supporting document 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 Submission Version of 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.**

## REPRESENTATION

**To which Main Modification number and/or supporting document of the Local Plan does your representation relate to?**

MM no:

Supporting document reference: D. Epping Forest Interim Air Pollution Mitigation Strategy, December 2020 (ED126/ EB212)

**Do you consider this Main Modification and/or supporting document of the Local Plan to be:**

Legally compliant: Yes

Sound: Yes

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

**Please give details of why you consider the Main Modification and/or supporting document is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the legal compliance, soundness of the Local Plan or compliance with the duty to co-operate, please also use this box to set out your comments.**

The AQA, formally Epping Forest Interim Air Pollution Mitigation Strategy: Managing the Effects of Air Pollution on the Epping Forest Special Area of Conservation was published in December 2020. It is given document number EB212.

We are concerned that the wording of the mitigation required is currently unclear as to whether it applies to our Chelmsford Road, Ongar site - site ONG.R4. Currently, wording of the financial contributions required are as follows:

“Residential Development:

The Garden Communities (GCs): £232 per dwelling.

North Weald Bassett Masterplan Area and South of Epping Masterplan Area: £641 per dwelling.

Smaller sites (including windfall sites) and the Waltham Abbey Masterplan Area: £335 per dwelling.”

Reading the above, we would assume that our Chelmsford Road, Ongar site - site ONG.R4 is captured under the ‘smaller sites’ and therefore our site would incur a contribution of £54,605. No allowance is made for this within the Infrastructure Delivery Plan and these costs need to be properly considered in assessing viability.

We would also remind EFDC and the Inspector that the Chelmsford Road, Ongar site - site ONG.R4 lies outside of the Zone of Influence from the Epping Forest SAC, and that on this basis the site is not required to provide any SANG. As such, we would question why our site would need to provide a financial contribute to mitigate on air quality impacts on the SANG, particularly when the policy requires the provision of sustainable transport measures on site, including the preparation of a Movement Strategy to be produced in accordance with all site promoters, to establish sustainable movement patterns and reduce reliance on the car.

Therefore, we would suggest that our Chelmsford Road, Ongar site - site ONG.R4, is not required to make further financial contributions over and above the already very significant commitments on site. At the least, we would request that further evidence and justification be provided to justify, and clarify, this financial contribution.

**Please set out what change(s) you consider necessary to make the Main Modification and/or supporting document 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 Submission Version of 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.**

Signature: Stuart Willsher Date:  
23/09/2021