

## Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	3497	Name	Lynsey	Rigg	Armstrong Rigg Planning on behalf of Manor Oak Homes
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Method	Letter
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Date	12/12/2016
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### Letter or Email Response:

Dear Sirs Representations on behalf of Manor Oak Homes Epping Forest District Draft Local Plan Thank you for the opportunity to comment on the Draft Local Plan consultation. These representations are submitted on behalf of Manor Oak Homes who now has an interest in a significant parcel of land at West Sumners, Harlow. As you will be aware, ....Redacted.... had until recently an interest in the land at West Sumners and representations to previous iterations of the local plan have been made in this context on their behalf by ....Redacted.... That interest has now ceased and our client now has control over a significant land parcel at West Sumners. The land over which they have control is indicated on Drawing No. 216369-DWG004-A and extends to some 36 hectares. This is a smaller parcel than that previously promoted by ....Redacted.... so far as it does not include the northern portion of the site fronting onto Water Lane, which is no longer available. The land within our client's control remains a substantial parcel of land, which we can confirm is readily available, suitable and capable of delivering the residential-led mixed use extension to the town, which the draft plan envisages. With this in mind, Manor Oak Homes is extremely supportive of the proposed allocation of land at West Sumners under draft Policy SP3 (Site Ref: SP3.2 - Strategic Allocations around Harlow) considering that it would represent a natural extension of Sumners capable of being easily integrated into the existing highway and foot and cycle network, and offering the important opportunity to assist the regeneration of Sumners Hatch. Having regard to the expectations of Draft Policies SP3 and 4, we can confirm that they are committed to working in partnership with the Council and other relevant stakeholders and have appointed a full development team with a view to commencing the production of a masterplan in the new year to assist in securing an allocation and enabling the delivery of the site at the earliest opportunity thereafter. Moving forward, Manor Oak Homes are looking forward to working with the Council and other stakeholders and attending the Developer Forum and will share additional information regarding the site as and when this becomes available. I trust the comments made above are in order and due regard will be had to them. Should you have any queries or require any clarification of the points made, please do not hesitate to contact myself, or my colleague, ....Redacted.... Yours faithfully ....Redacted....

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