

Name:

THEYDON BOIS PARISH COUNCIL

Representation form: Consultation on the Main Modifications to the emerging Local Plan

Part B – Your representation on the Main Modifications and/or supporting documents

If you wish to make more than one representation, please complete a separate [Part B form](#) for each representation and clearly print your name at the top of this form.

4. Which **Main Modification number and/or supporting document** does your representation relate to? (Each Main Modification within the Schedule has a reference number. This can be found in the first column i.e. MM1, MM2 and each Supporting Document has a reference number beginning with ED).

Any representation on a supporting document should clearly state (in question 6) which paragraphs of the document it relates to and, as far as possible, your comments should be linked to specific Main Modifications. You should avoid lengthy comments on the supporting documents themselves.

MM no.

MM181 and MM182 - Policy P8 - Theydon Bois (Site Specific Requirements)

5. Do you consider this **Main Modification and/or supporting document**:
(Please refer to the Guidance notes for an explanation of terms)

- a) Is Legally compliant Yes ☒ No ☐
- b) Sound Yes ☒ No ☐

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

Positively prepared ☐ Effective ☐

Justified ☐ Consistent with national policy ☐

6. 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.

MM181 - Policy P 8 (Theydon Bois) - THYB.R2 - Theydon Bois London Underground Car Park

If any further Hearing Sessions are scheduled with respect to the Modifications to **MM181**, or Policy P8, the Parish Council would be happy to register and to make representation, as appropriate.

7. 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.

MM181	THYB.R2 Page 149	To reflect the MM required to Policy DM 15 (In response to concerns raised by ECC (ED10A)).	Amend section under 'Flood Risk' as follows: "[...] Any development proposals should incorporate appropriate surface water drainage measures having regard to the Environment Agency Risk of Flooding from Surface Water Maps (RoFSW)."
		Requirement regarding financial contribution is deleted from Part Two of the Plan as this is adequately reflected in Policy DM2.	Remove section under 'Ecology' as follows: "Development proposals will be required to make a financial contribution to access management and monitoring of visitors to the Epping Forest Special Area of Conservation. Such contributions will be in accordance with the measures identified in the Action Plan developed and agreed with Natural England."
		To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.	Amend section under 'Heritage' as follows: "Development of the site may impact upon the setting of the Grade II listed Bull Public House, which lies to the west of the site. Development proposals which that may affect the setting of this <u>heritage asset</u> Listed Building should sustain or preserve or wherever possible, enhance the asset's its significance, having regard to its including the contribution made by its setting. Development proposals should preserve the special architectural or historic interest, character, appearance and the contribution made by its setting, of this Listed Building through appropriate layout and high quality design/materials."
		To recognise the importance of ensuring short term disruption to commuter parking during the construction period is minimised (Matter 5 Hearing Statement).	New section under 'Infrastructure' as follows: "Development proposals should demonstrate how disruption to commuter parking during the construction phase will be minimised. This should be demonstrated through the submission of a Construction Management Statement in accordance with Part D of Policy DM21."

Theydon Bois Parish Council acknowledges the proposed Modifications to the Site Specific Requirements for this allocated site, and is particularly keen to see that the setting of The Bull Public House, which is Grade II Listed and one of the oldest, most widely-known, and

iconic, buildings within the village, will be preserved, or enhanced, when any future development proposals are considered. Thank you for this recognition.

MM no. **MM182 - Policy P8 - Theydon Bois (Site Specific Requirements)**

MM182 – Policy P8 – THYB.R3 – Land at Coppice Row

If any further Hearing Sessions are scheduled with respect to the Modifications to **MM182**, or Policy P8, the Parish Council would be happy to register and to make representation, as appropriate.

To ensure development proposals are of a sensitive design recognising the prominent location of the site (Matter 15 Hearing Statement)	<p>New section on ‘Design’ as follows:</p> <p><u>“The prominent location of this site, which overlooks Theydon Green, and is located on a main route through the village is such that any development proposals will be required to make a positive contribution to the character of the area and/or amenity of nearby existing development. The design of any development proposals should therefore take a sensitive approach to the siting, design, layout, levels, density, height, scale, massing and materials.”</u></p>
<p>To recognise the importance of ensuring that development proposals preserve or enhance the setting of the Grade II Listed Building at Baldocks (Matter 15 Hearing Statement)</p> <p>To reflect the MM required to Policy DM 7, ensure consistency across all relevant site allocations and to improve clarity.</p>	<p>New section on ‘Heritage’ as follows:</p> <p><u>“Development may impact upon the setting of the Grade II listed Baldocks, located to the North East of the site. Development proposals that may affect the setting of this heritage asset should preserve or wherever possible, enhance the asset’s significance, having regard to its special architectural or historic interest, character, appearance and the contribution made by its setting.”</u></p>

Theydon Bois Parish Council requested recognition of the prominent location of this site, which overlooks the Village Green, especially since Coppice Row is the main access route (B172) through Theydon Bois. The Green lies within the ownership of the City of London, and is considered part of Epping Forest land, with the historic ‘Avenue of Oak Trees’, which dates from the Victorian era, at its centre (being also clearly visible within view of the allocated site). Buildings in the vicinity are predominantly of traditional design and detailing, whilst the Grade II Listed Baldocks Farm House is sited adjacent to the rear boundary of the allocated site.

Therefore, these 'modifications', as discussed at the Examination in Public, in 2019, recognise the sensitivity of the location and are justified, and should be effective, in bringing forward sympathetic development proposals on the site. Thank you for the inclusion of these Modifications, which the Parish Council supports.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

8. Have you attached any documents with this representation which specifically relate to an MM or supporting document?

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Yes

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No

Signature:

Theydon Bois Parish Council

Date

23rd September 2021