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W1G 0BG

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Your ref: Chigwell SR-0601
Our ref: 4402865v1

Planning Policy Team
Neighbourhoods Directorate
Epping Forest District Council
Civic Offices
323 High Street
Epping
Essex
CM16 4BZ

BY EMAIL ONLY

19 April 2018

Dear Sir/Madam,

EPHING LOCAL PLAN SUBMISSION VERSION SUPPLEMENTARY CONSULTATION REPRESENTATIONS FRONT SITE, FORMER GRANGE FARM, HIGH ROAD, CHIGWELL – SR-0601

We write to you on behalf of our client, London Square, to take the opportunity to supplement our previous representations submitted to Epping Forest District Council (EFDC) in January 2018. These representations consider the finalised version of the Site Selection Report and its associated Appendices. The submission relates to 'Front Site, Former Grange Farm, High Road' in Chigwell ("the Site"), with a reference of 'SR-0601' in the Draft Local Plan documentation.

BACKGROUND

The site in question has been promoted at every stage of the Local Plan process; both in terms of its release from the Green Belt and as a residential site allocation.

Over the past 24 months, we have prepared a number of representations, made on behalf of London Square, in respect of the Site.

The Site was promoted through the EDFC Call for Sites (March 2016) for up to 60 residential units. Since the site is located within the Green Belt, the case for its removal from such a designation comprised of the following elements:

- The site is considered previously developed land;
- The land benefits from numerous planning permissions, which have been implemented and could be built out at any time;
- The site lies within a 'broad location for further assessment' as part of Stage 2 of the Council's Green Belt Boundary review;
- The site would contribute to the provision of a five year housing land supply; and
- The site forms part of the wider Grange Farm development, which comprises 47 dwelling houses and a sports pavilion accessed via Grange Farm Lane.

The Site was then promoted through the EDFC Draft Local Plan Issues and Options consultation (October 2016). The consultation document proposed the removal of the site from the Green Belt and an allocation for 30 homes as part of Draft Policy SP7. Whilst the principle of removing the site from the Green Belt to accommodate residential development was supported, the aim of Draft Policy SP7 to provide 30 homes was objected to by London Square, with representations noting that this number of homes would not deliver the most sustainable form of residential development on Site 2, potentially compromising the District's ability to deliver the number of homes needed during the Local Plan period.

Representations were then made to the Chigwell Parish Neighbourhood Plan Consultation (November 2016) in respect of Site 2 in support of Draft Policy CV3. The removal of the site from the Green Belt was supported, however the site's capacity to provide 20 units, as set out in the draft plan, was considered a density which would not make best use of the land available. It was considered that CV3 (ii) should be reworded to support a higher density development.

Representations were made to the Infrastructure Delivery Plan (May 2017), and comments put forward in respect of the Site echo those set out in the above representations.

In addition to the above representations, Carter Jonas attended EFDC's Developer Forum meetings (regarding progress on the Local Plan) on:

- 09/09/2016
- 02/12/2016
- 24/02/2017
- 19/05/2017

In January 2018, we submitted representations to the Council to object to the removal of the Site from the allocations in the Submission Version of the Local Plan. At this time, Appendix B of the Site Selection Report was not available. We believe that the Site remains suitable, available and deliverable, and we are not aware of any objections to the proposed allocation of the site in the draft Local Plan. It is our view that the absence of any representations (to our knowledge) confirms that no matters were raised in the consultation on the draft Local Plan by third parties of sufficient weight to warrant its removal, therefore we must conclude that the Council has come to this conclusion based on the evidence now available in Appendix B.

A summary of the Site Selection Assessment, in relation to the subject Site, is provided below:

- Stage 1 of the Site Selection Assessment identifies any sites that are subject to major policy constraints identified in the NPPF, or by reference to local considerations. At this stage the Site was considered to be entirely or partially unconstrained.
- Stage 2 undertakes more detailed quantitative and qualitative assessment of sites to identify their relative suitability for housing development. Although the Site scored poorly against several criteria at Stage 2, including the impact of air quality and Green Belt harm, it was considered that these constraints could be overcome. The Site therefore continued to proceed to Stage 3.
- Stage 3 identifies the candidate Preferred Sites, which best meet the Council's preferred growth strategy. At Stage 3 of the assessment, it was acknowledged that the Site would be unable to overcome previously identified constraints; given this, along with the irregular site configuration, capacity for 'further development' was not identified. Therefore the capacity of the Site was revised to 0 dwellings and as such it was not proposed for allocation.

The below representations should be read in conjunction with those submitted in January 2018 and seek to outline the reasons why we oppose the removal of the Site from the submission version of the Local Plan.

KEY CONSIDERATIONS

Preparation of Appendices

There is concern regarding the process undertaken to confirm allocations as part of the Site Selection Assessment in relation to Appendix B. Whilst Appendices B and C were not available at the time of the publication of the Site Selection Report in December 2017, the Council have stated that Appendix B, along with the other appendices to the report, has not been amended. It is therefore unclear as to why Appendix B1.4.2 'Results of Stage 2' and Appendix B1.6.4 'Results of Capacity and Deliverability Assessments' are both dated March 2018. This would imply that Stages 2 and 3 were both undertaken after the publication date of the Site Selection Report in December 2017 which presents the results.

Critique of Appendix B1.4.2 (Results of Stage 2 and Stage 6.2 Assessment Part 4)

The scoring of the Site against a number of criterion within Stage 2 of the Site Selection Assessment as (outlined in Appendix B1.4.2 'Results of Stage 2') causes further concern. Whilst this stage acknowledges the site to be 100% brownfield land, which we support, criteria 4.2 'Impact on Agricultural Land' scores a red double negative and it is acknowledged that *'development of the site would involve the loss of best and most versatile agricultural land (grades 1-3)'*. Given that the Site is covered in hard standing, it could not be considered 'best and most versatile agricultural land'. The Site has clearly been scored incorrectly against this particular criteria.

Furthermore, the scoring of the Site against criteria 6.2A 'Distance to Gas and Oil Pipelines' is of concern. The assessment states that *"some 86% of the site is in HSE inner and middle consultation zones. Although the inner zone is restricted to the northern portion of the site overall the site is constrained"*. It is noted that HSE guidance therefore 'advises against' development for the affected area. It is unclear how this conclusion has been reached with no supporting plans from the HSE provided as part of Appendix B. The HSE plan attached at **Appendix 1** demonstrates that the north western portion of the Site is within the inner/middle zone with the majority of the Site in the outer zone. The HSE 'do not advise against' residential development of the scale we have promoted the Site for in the outer zone. Therefore, the scoring on this matter is also incorrect.

Appendix B1.4.2 outlines the site constraints, which are said to include two tree preservation orders. The assessment states that *"the location of the 2 Tree Preservation Order trees in the centre of this site (there is also one on the boundary) will reduce the overall capacity of residential development"*. Given that the referenced trees do not exist, it would appear that a site visit was not undertaken as part of Stage 2.

As demonstrated above, the scoring of the Site against a number of criterion within Stage 2 of the Site Selection Assessment is inaccurate, and in light of this we argue that both a site visit and a reassessment of the Site is necessary in order to gain an accurate understanding of the site suitability.

Critique of Appendix B1.5.2 (Results of Identifying Sites for Further Testing)

Given that the Site is 100% brownfield land and covered by hardstanding, we argue that the Site has been incorrectly ranked within Appendix B1.5.2. This appendix ranks the site as 'red' for agricultural land and whilst it proceeded for further testing, a re-ranking should be undertaken to reflect the true characteristics of the Site as it is not suitable for agricultural purposes.

Critique of Appendices B1.6.4 (Results of Capacity and Deliverability Assessments) and B1.6.6 (Results of Identifying Sites for Allocation)

Both Appendices B1.6.4 and B1.6.6 appear to assume that the extant planning permission associated with the site (which comprises three residential units rather than the four referenced by the appendices) is being built out and, as such, it is argued that the Site is therefore unlikely to have capacity for further development. This is not the case in reality however. The landowner, London Square, use this site as a compound in connection with their neighbouring development and it has never been the intention to build out the extant permission,

even though it has been technically implemented by the former landowner and therefore forms a material consideration in the planning history of the site. We have attached our previous representations made to the Local Plan Process (**Appendix 2**) which demonstrate that it was never the landowner's intention to build out the extant permission for three houses. Despite attending the Council's Developer Forum meetings listed on Page 2 and all the representations submitted, we were not contacted by the Council at any point to discuss the status of the extant planning permission. It should not have been assumed that this was being built out.

CONCLUSIONS

In light of the above representations, we believe that the draft Local Plan is unsound. Firstly, we are unclear as to when Stages 2 and 3 were undertaken as both are dated March 2018 which is after the publication date of the Site Selection Report (December 2017). Secondly, we believe the evidence provided in Appendix B is unsound given that there are a number of inaccuracies with regard to site reference SR-0601's constraints, suitability and deliverability. It is clear that the detailed representations submitted on London Square's behalf in response to previous consultations have not been analysed.

We believe that the site remains suitable, available, and deliverable, and we are not aware of any objections to the proposed allocation of the site in the draft Local Plan carrying sufficient weight to warrant its removal. As such, it is concluded that the site should be identified for housing development within the submission version of the Local Plan for up to 60 residential units. At the very least, it is clear that the site should be removed from the Green Belt, given that Appendix B acknowledges the fact that site comprises of wholly brownfield land.

We would be very grateful for confirmation that these supplementary representations have been received and confirm that we would like to be involved in future stages of the Local Plan process including the examination of the Plan and the assessment of future evidence base documents.

We trust that the information provided above is clear, however if you require further clarity on any of the comments made please do not hesitate to contact us; we would be willing to meet with you to discuss our client's aspiration for the site, if this is deemed to be of assistance.

Yours sincerely



Jessica McSweeney
Associate Partner

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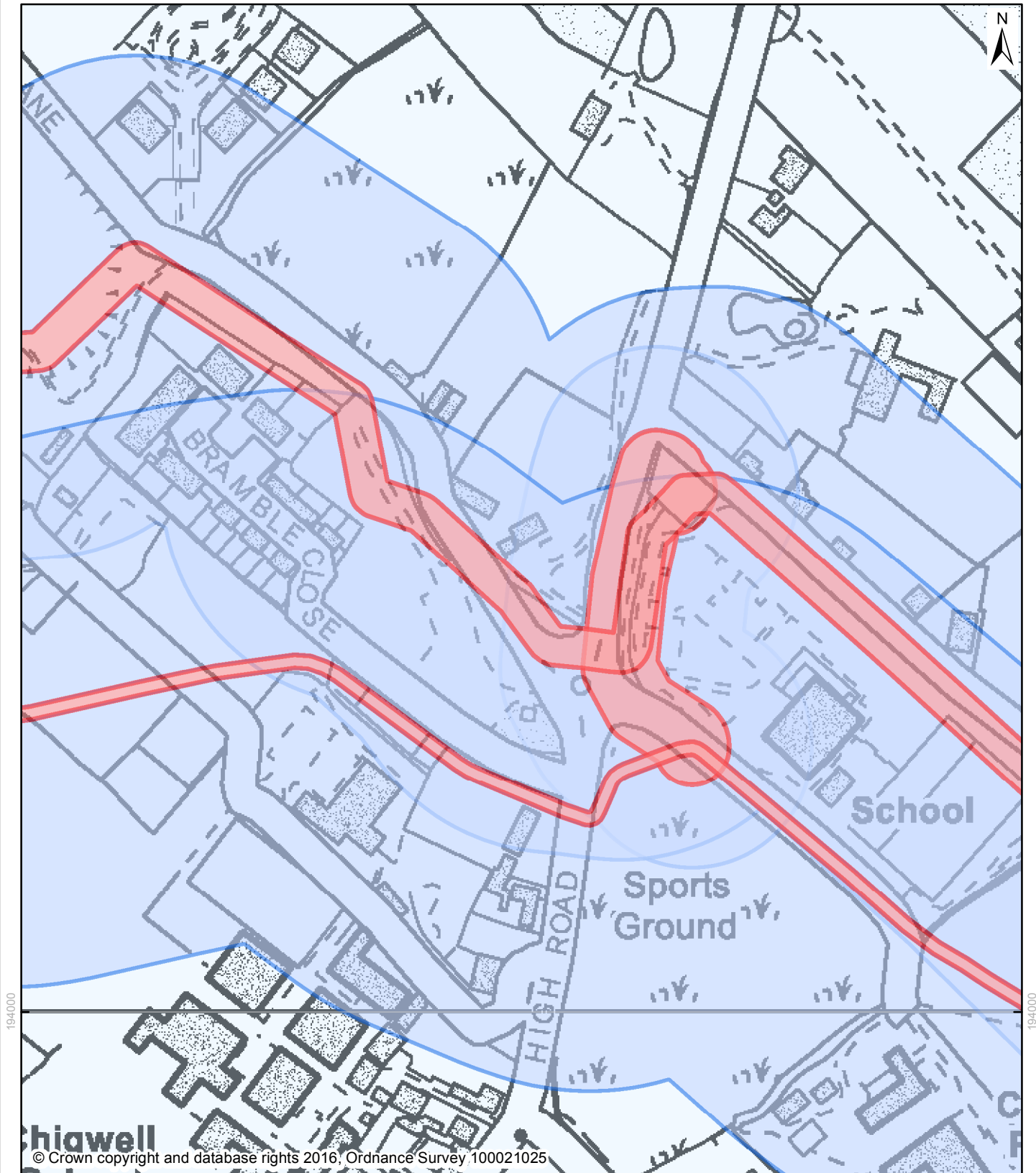
Encl

Appendix 1 – HSE plan showing the PADHI restrictions associated with the Site

Appendix 2 – Previous Local Plan representations made on behalf of London Square

APPENDIX 1 - HSE PLAN SHOWING THE PADHI RESTRICTIONS ASSOCIATED WITH THE SITE

Consultation Zone Map



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Legend

Administrative Boundary

- Local Authority
- Abolished LA
- County
- National Park
- Postcode intersecting LUP zone

Consultation Zone

- | | | |
|--------------------------|-----------------------|---------------------|
| Major Hazard Site | Explosive Site | Nuclear Site |
| DPZ | | |
| Inner | CB | Interim Site |
| Middle | CD | |
| Outer | CE | |

Note: Not all legend items may appear on the map.
Not all map items are shown in legend (pipelines and drawn graphics).

1:2,500 Scale to A4
0 25 50 Metres

British National Grid



07/11/2016
11:26:04
OFFICIAL:
SENSITIVE



**APPENDIX 2 – PREVIOUS LOCAL PLAN REPRESENTATIONS MADE ON BEHALF OF
LONDON SQUARE**



epping forest district
planning our future
local plan



Call for Sites Submission Form

Epping Forest District Council is accepting further sites as part of the Issues & Options 'Community Choices' process. If you want to promote a site or sites for potential development then please complete and return this form. You will receive an acknowledgement of your submission. Please retain this for your records.

All submissions must be accompanied by an ordnance survey 1:1250 map clearly showing the boundaries of the site outlined in red.

All submissions are made on a without prejudice basis. It must be stressed that in seeking available sites the Council is making no commitment in respect of which sites may be selected to be taken forward into the new plan.

Please complete a separate form for each site, to the best of your knowledge and return to:

LDFConsult@eppingforestdc.gov.uk or

Forward Planning
Epping Forest District Council
Civic Offices, High Street
Epping
Essex CM16 4BZ

Do submit sites that:

- are likely to become available for development in the next 15 years.
- Could accommodate 5 or more dwellings or are greater than 0.5 hectare in size (except gypsy/travellers sites).
- Could be suitable for employment uses

Do not submit sites that:

- Already have planning permission unless a different form of development is proposed.
- Are entirely outside the district boundary

(1) Your Details	
Name	Anna Gadd
Company (if relevant)	Carter Jonas LLP
Address	1 Chapel Place London
Postcode	W1G 0BG
Telephone	020 7016 0731
E-mail	anna.gadd@carterjonas.co.uk
I am (please tick all those that apply)	<div> <div>A Landowner</div> <div><input type="checkbox"/></div> <div>A Land Agent</div> <div><input type="checkbox"/></div> </div> <div> <div>A Planning Consultant</div> <div><input checked="" type="checkbox"/></div> <div>A Developer</div> <div><input type="checkbox"/></div> </div> <div> <div>A Registered Social Landlord</div> <div><input type="checkbox"/></div> <div>Other (specify)</div> <div><input type="checkbox"/></div> </div>

(2) Site Details	
Site Address	Front Site, Former Grange Farm High Road Chigwell Essex IG7 6DP
Site area (hectares)	0.7
Grid reference Easting	544217
Grid reference Northing	194173
Current Use(s)	Cleared, boarded site
Relevant Planning History (if known)	<p><small>in terms of extant and implemented planning permissions relating to the site, these split the site into three plots</small></p> <p><small>Plot 1 EPF/0916/12 - Plot 1, Front Site Former Grange Farm High Road Chigwell Essex IG7 6DP - Certificate of lawful development for proposed replacement dwelling and associated access and services, as detailed on application EPF/1452/06 - Lawful 2012 EPF/1452/06 - Erection of new replacement dwelling - Granted in 2006</small></p> <p><small>Plot 2 EPF/0917/12 - Plot 2, Front Site Former Grange Farm High Road Chigwell Essex IG7 6DP - Certificate of lawful development for proposed construction of new dwelling and associated access and services, as shown on application EPF/1453/06 - Lawful 2012 EPF/1453/06 - Renewal of planning permission EPF/0645/02 for demolition of existing dwelling and erection of new dwelling (known as plot 2) - Granted 2006</small></p> <p><small>Plot 3 EPF/0918/12 - Plot 3, Front Site Former Grange Farm High Road Chigwell Essex IG7 6DP - Certificate of lawful development for proposed demolition of existing bungalow and erection of new dwelling and associated access and services under permission EPF/1454/06 - Lawful 2012 EPF/1454/06 - Renewal of planning permission EPF/0646/02 for demolition of existing bungalow and erection of new dwelling house on site of derelict dwelling known as plot 3 - Granted 2006</small></p> <p><small>There is one refused application (ref EPF/1028/2009) relating to the comprehensive redevelopment of the whole site - Refused 2009</small></p>

(3) Proposed Future Uses(s)		
Use		Proposed Number of units or floorspace or pitches (for gypsy sites)
Residential	<input checked="" type="checkbox"/>	Up to 60 units
Affordable Housing	<input checked="" type="checkbox"/>	Subject to viability
Employment (please specify)	<input type="checkbox"/>	
Retail (please specify)	<input type="checkbox"/>	
Gypsy/Travellers Site	<input type="checkbox"/>	
Utility (please specify)	<input type="checkbox"/>	
Community Facility (please specify)	<input type="checkbox"/>	
Other (please specify)	<input type="checkbox"/>	

(4) Market Interest		
Please choose the most appropriate category below to indicate what level of market interest there is in the site.		
		Comments
Site is owned by a developer	<input checked="" type="checkbox"/>	
Site is under option to a developer	<input type="checkbox"/>	
Enquiries received	<input type="checkbox"/>	
Site is being marketed	<input type="checkbox"/>	
Non	<input type="checkbox"/>	
Not known	<input type="checkbox"/>	

(5) Utilities	
Please tell us which of the following utilities the site has access to (note: the Council's own information systems will determine policy constraints such as flood risk, green belt etc.)	
(i) Mains Water Supply	<input checked="" type="checkbox"/>
(ii) Mains Sewerage	<input checked="" type="checkbox"/>
(iii) Electricity Supply	<input checked="" type="checkbox"/>
(iv) Gas Supply	<input checked="" type="checkbox"/>
(v) Highways	<input checked="" type="checkbox"/>
(vi) Public Transport	<input checked="" type="checkbox"/>

(6) Factors affecting site availability	
	Yes/No
Are there any ransom strips?	No
Does the site have covenants?	Yes
Does the site require relocation of the current use?	No
Are there any physical constraints (e.g. topography/trees/other features)	No
If there are constraints are there any interventions available to overcome them?	yes

(7) Site Ownership	
Please record details of the ownership of the site. If there is multiple ownership please record on a separate sheet and mark on the site plan.	
Name	London Square
Address	Coach House Swakeleys Road Uxbridge Middlesex UB10 8BG
Has this owner indicated support for you proposed development?	Yes

(8) Timescale for Availability	
Please indicate the timescale for availability. Please only indicate immediately if the site is cleared.	
Immediately	<input checked="" type="checkbox"/>
Up to 5 years	<input type="checkbox"/>
5 – 10 years	<input type="checkbox"/>
10 – 15 years	<input type="checkbox"/>
If the site is not available immediately please state why.	

(9) Green Belt Sites

If the site is in the Green Belt you may be required to demonstrate any very special circumstances that apply to overcome the normal presumption against inappropriate development. Please state briefly what you consider these very special circumstances to be below:

- Although the site is within the Green Belt, it is considered previously developed land and therefore it is not as valuable (in Green Belt terms) as land which has never been developed. An allocation for residential development would allow the owners to improve the quality and appearance of the land.
- The land already benefits from numerous planning permissions (totaling three semi-detached houses) which have been implemented and could be built out at any time.
- The site lies within a 'broad location for further assessment' as part of Stage 2 of the Council's Green Belt boundary review.
- The site would contribute to the provision of a five year housing land supply (in circumstances where a five year supply has not been identified).
- This site forms part of the wider Grange Farm development which comprises 47 dwelling houses and the sports pavilion accessed via Grange Farm Lane.

Please tick to confirm that you have provided a site plan at scale 1:1250 with site boundaries outlined in red.



Please sign and date below:

Signature		Date	8/03/2016
Name			

EFDC Issues and Option Representations made on behalf of London Square via the EFDC consultation portal – October 2016

Q1 - Yes

Q2 – Yes (Chigwell identified for 430 new homes)

Q3 – N/A

Q4 – N/A

Q5 – N/A

Q6:

Draft Policy P7 Chigwell identifies the land at the former Grange Farm, High Road with reference SR-0601. The removal of this site from the Green Belt is supported in circumstances where this part of the former Grange Farm is considered previously developed land. Furthermore, the site has a long planning history relating to the replacement of three large houses on the land, for which there are extant planning permissions. Therefore, given its planning history, the removal of SR-0601 from the Green Belt is considered entirely logical.

In terms of the number of units which the site could accommodate, the Draft Local Plan suggests approximately 30 homes. Due to the location, the constraints associated with the site and agency advice received, London Square consider that this site is better suited to residential development comprising apartments, rather than houses. Therefore, an application is likely to come forward for between 55 and 65 apartments.

The higher number of flats envisaged by London Square is also considered realistic in order to ensure that an element of affordable housing is provided on site (which is understood to be an expectation in line with Draft Policy H2).

It should be noted that Draft Policy SP4 suggests densities of above 50 dwellings per hectare in towns and large villages (Chigwell is classified as a large village on page 117 of the Draft Local Plan). With a site area of 0.7 hectares, 30 units would equate to a density of only 43 dwellings per hectare. Draft Policy SP2 explains that densities should be appropriate to the size and site location. It is considered that an allocation for approximately 30 units may restrict the most sustainable form of development on this site and that it could accommodate denser forms of development. Chigwell is identified for 430 new homes up to 2033 and an allocation for up to 65 units on site SR-0601 may alleviate pressure on this figure, particularly where other allocated sites come forward for fewer units or are undeliverable.

In summary, whilst the principle of removing the site from the Green Belt to accommodate residential development is clearly supported, the aim of Draft Policy SP7 to provide around 30 homes is objected to, as it is believed that this will not deliver the most sustainable form of residential development the site; potentially compromising the District's ability to deliver the number of homes needed during the Local Plan period.

Q7 – no comment

Q8 – no comment

Q9 – The Green Belt boundary alterations proposed in Draft Policy SP5 are supported.

One Chapel Place
London
W1G 0BG

T: 020 7518 3200
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Your ref: Chigwell Grange CV3
Our ref: 3806048v1

Chigwell Parish Council
Hainault Road
Chigwell
IG7 6QZ

BY EMAIL ONLY

16 November 2016

Dear Sir/Madam

CHIGWELL NEIGHBOURHOOD PLAN REPRESENTATIONS IN RESPECT OF SITE CV3

We are instructed by our client, London Square Developments Ltd, to submit representations in respect of the current consultation being carried out by the Parish Council on the Chigwell Neighbourhood Plan (2015-2030) Pre-Submission Plan.

As Councillors are already aware, London Square acquired the former Chigwell Grange Site (located to the north of CV3) from Ardmere in 2015. Development stalled during the recession and only four houses associated with Ardmere's historic planning permission were built out. London Square received planning permission in July 2016 to complete a residential development on the site to accommodate a further 43 houses (which will bring the total number of houses on site to 47). Development is now under way.

London Square are also the landowners for the site identified in the draft Pre-Submission Plan as Site CV3: Former Grange Farm.

CV3 (I) RELEASE FROM THE GREEN BELT

As noted in paragraph 4.19 of the draft Pre-Submission Plan, this part of the Former Grange Farm is considered previously developed land. Furthermore, the site has a long planning history relating to the replacement of three large houses on the land, for which there are extant planning permissions. Therefore, given its planning history, the removal of CV3 from the Green Belt is considered entirely logical and part (i) of draft policy CV3 is supported.

CV3 (II) NUMBER OF RESIDENTIAL UNITS

In terms of the number of units which the site could accommodate, the Pre-Submission Plan suggests approximately 20 homes. Due to the location, the constraints associated with the site and agency advice received, London Square consider that this location is better suited to residential development comprising apartments, rather than houses. Therefore, an application is likely to come forward for between 55 and 65 apartments.

The higher number of flats envisaged by London Square is also considered realistic in order to ensure that an element of affordable housing is provided on site (which is understood to be an expectation of the District Council). We have shared this view with the District Council and intend to make similar representations to the current consultation on the District Council's Draft Local Plan.

It should be noted that the District's Draft Local Plan identifies the land at CV3 for 30 homes, therefore the Pre-Submission Plan is considered to be significantly less than both the District's aspirations and the site's development capacity to meet local housing need.

Therefore, whilst the principle to develop the site for residential purposes is clearly supported, the aim of CV3 (ii) to provide around 20 homes is objected to, as it is believed that this will not make the best or most sustainable use of the site; potentially compromising the District's ability to deliver the number of homes needed during the Local Plan period.

CV3 (III – IV) ENVIRONMENTAL AND TECHNICAL CONSIDERATIONS

Parts iii – iv of Draft Policy CV3 make reference to avoiding the loss of trees, mitigating the loss of biodiversity value, addressing the presence of utilities infrastructure and addressing the potential for ground contamination on the site. All of these points would be duly considered as part of any future planning application.

CHG6 HOUSING MIX

Whilst the above draft policy is supported generally, it is noted that this currently makes no reference to viability. We would suggest that the first paragraph of the policy is amended to include the following additional text, to ensure that viability arguments are taken into consideration at all levels of planning policy:

“Proposals for housing development that seek to deliver fewer affordable homes than the requirement of the Local Plan, may be supported if it can be demonstrated that the location of the site is not well suited to that type of tenure and/or the applicant has demonstrated that the delivery of affordable housing is unviable”.

CONCLUSION

In summary, Draft Policy CV3 is supported; London Square would welcome the removal of the site from the Green Belt and support the aspiration for residential development. However, the site's capacity to provide 20 units is considered a density which does not make best use of the land available and does not meet the District Council's aspirations for the site. Given the above representations, it is considered that CV3 (ii) should be reworded to support higher density development where appropriate. It is also important that Policy CHG6 makes reference to viability – the policy is currently silent on this point.

Initial pre-application discussions have taken place with Epping Forest District Council and we would welcome the opportunity to share the draft plans for the site with the Parish Council at the earliest opportunity.

I would be grateful if you could confirm safe receipt of the above representations.

Yours faithfully



Jessica McSweeney
Associate Partner

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Epping Forest District Council Local Plan Infrastructure Delivery Plan: Developers' Forum Survey

Epping Forest District Council is preparing a new Local Plan, which will set out the policies that will guide development in the District up to 2033. Arup are currently producing an Infrastructure Delivery Plan (IDP) which will support the emerging Local Plan. The purpose of the IDP is to assess the suitability of existing infrastructure provision and identify the infrastructure investment required to support growth.

The Draft IDP was published to support the draft Local Plan consultation in Autumn 2016, and can be found at: <http://eppingforest.consultationonline.co.uk/>. Following the consultation, work is now being undertaken to finalise the IDP and inform the Local Plan. This includes further engagement with infrastructure providers, developers and other key stakeholders.

You have been invited to attend a dedicated Developers' Forum to discuss infrastructure in relation to your site(s). In order to guide discussion at the Forum, this survey asks a series of questions relating to the provision of different types of infrastructure. Please complete the survey to the best of your knowledge and in as much detail as possible. You may wish to provide additional documents to support your response.

Please return this survey by **23 May 2017** to Dan Evans at Arup via dan.evans@arup.com or 13 Fitzroy Street, London, W1T 4RQ.

Date:	16-May-17
Name:	Jessica McSweeney
Contact Details:	Jessica.McSweeney@carterjonas.co.uk
Organisation:	Carter Jonas LLP (on behalf of London Square Developments Ltd)
Site name(s):	SR-0601 (Land at the former Grange Farm, High Road, Chigwell)

Status of proposals

1	<p>The draft Local Plan proposes a number of dwellings for your site(s) (available here: http://eppingforest.consultationonline.co.uk/). Do you think the draft Local Plan accurately reflects what your site(s) might deliver?</p> <p><i>The draft Local Plan suggests c.30 homes for this site. Due to the location, constraints associated with the site and agency advice received, London Square consider that this site is better suited to residential development comprising apartments rather than houses. Therefore, an application is likely to come forward for 55-65 apartments. An allocation for 30 dwellings would also fall below 50 dph which is the suggested minimum density associated with town and large villages in draft Policy SP4.</i></p>
2	<p>The draft Local Plan included assumptions relating to the phasing for your site(s). Does this reflect your current position? How many dwellings are expected to be delivered in the first five years?</p> <p><i>55-65 units are expected to be delivered within the first 5 years of the new Local Plan.</i></p>

Transport

3a	<p>What engagement has been undertaken with Essex County Council or other stakeholders to date in relation to transport (road, rail, public transport, cycling and walking)?</p> <p><i>Not yet.</i></p>
3b	<p>Have you undertaken/commissioned any preliminary transport modelling in relation to your site? If so, please provide details.</p>

	Not yet.
3c	<p>What is your understanding of the transport interventions that are likely to be required to deliver your site?</p> <p><i>New site access from Grange Farm Lane.</i></p>
3d	<p>What will be delivered as part of your scheme in relation to transport?</p> <p><i>Parking associated with the residential development proposed would be provided on site in line with policy requirements</i></p>
Utilities	
4a	<p>What engagement has been undertaken with providers or other stakeholders to date in relation to utilities (water, wastewater, electricity, gas and broadband)?</p> <p><i>Not started yet.</i></p>
4b	<p>What is your understanding of any utilities upgrades that are likely to be required to deliver your site?</p> <p><i>[Enter response here]</i></p>
4c	<p>What will be delivered as part of your scheme in relation to utilities?</p> <p><i>[Enter response here]</i></p>
Education	
5a	<p>What engagement has been undertaken with Essex County Council or other stakeholders to date in relation to education (early years, primary education and secondary education)?</p> <p><i>Not started yet.</i></p>
5b	<p>Will any education facilities be provided as part of your scheme? If not, how will the demand generated from your scheme be met?</p>

No. Any educational demand would be met via CIL.

Health

6a What engagement has been undertaken with West Essex Clinical Commissioning Group or other stakeholders to date in relation to healthcare facilities?

N/A

6b What will be delivered as part of your scheme in relation to healthcare facilities? Does this meet the full demand generated from your scheme? If not, how will the demand be met?

N/A

Community facilities

7a What engagement has been undertaken with Essex County Council, parish and town councils, or other stakeholders to date in relation to community facilities (adult social care, community centres/halls, libraries, sports facilities)?

N/A

7b What will be delivered as part of your scheme in relation to community facilities? Does this meet the full demand generated from your scheme? If not, how will the demand be met?

N/A

Open space and green infrastructure

8a What engagement has been undertaken with Epping Forest District Council other stakeholders to date in relation to open space and green infrastructure?

Not started yet.

8b What will be delivered as part of your scheme in relation to open space and green infrastructure? Does this meet the full demand generated from your scheme? If not, how will the demand be met?

Private and communal amenity space will be provided in line with adopted planning policy requirements.

Other comments

9 Has any other work relating to your site(s) been undertaken? Is there anything else we should know ahead of the Developers' Forum?

Not as yet.

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Your ref: Chigwell Grange Reps
Our ref: 4271335v1

Local Plan Regulation 19 Representation
Planning Policy Team
Epping Forest District Council
Civic Offices
323 High Street
Epping
Essex CM16 4BZ

29 January 2018

Dear Sir/Madam,

EPPING LOCAL PLAN SUBMISSION VERSION CONSULTATION REPRESENTATIONS FRONT SITE, FORMER GRANGE FARM, HIGH ROAD, CHIGWELL – SR-0601

We write to you on behalf of our client, London Square, in respect of the above Local Plan Consultation currently being undertaken by Epping Forest District Council. These representations relate to 'Front Site, Former Grange Farm, High Road, Chigwell' ("Site 2"), with a site reference of 'SR-0601'. The red line plan for Site 2 is attached at Appendix 1.

Site 2 has been promoted for release from the Green Belt for the purposes of residential development in previous stages of consultation. Given that the site was identified as a suitable and deliverable housing site in the previous iteration of the plan, we are disappointed that it has been removed from the submission version of the plan without any prior notification or evidence to justify it.

BACKGROUND

Site 2 was acquired by London Square in January 2015 along with Site 1 which is located to the north east of Site 2 on Grange Farm Lane. Both Sites 1 and 2 originally formed part of 'Grange Farm' which was historically occupied for leisure and recreational uses as a camping ground. Grange Farm Centre is now located to the north of Site 2 providing recreational and sports facilities. Members resolved to grant planning permission for 43 residential units at Site 1 in November 2015 and permission was granted on 1 August 2016. Site 1 is currently under construction and due for completion in mid-2018. Site 1 does not form part of these representations but is referred to for context purposes. The red line plan for Site 1 is attached at Appendix 2.

Site 2 comprises approximately 0.7ha of land to the north of the centre of Chigwell. It is bounded by Grange Farm Lane on its eastern edge and the roundabout at High Road in the south. Bramble Close, which forms the western boundary is a cul-de-sac of one and two storey housing, part of which form the northern boundary.

Whilst Site 2 is located within the Green Belt in the currently adopted Epping Forest District Council Local Plan (1998 and Alterations 2006), it has been used since at least 2007 as a building compound for Site 1 and for other development projects further afield and is comprised mainly of hard standing and accumulated building materials.

PLANNING HISTORY

In terms of extant and implemented planning permissions relating to Site 2, these split the site into three plots. It should be noted that all of the separate permissions relating to the replacement buildings originated in 1991 (1182/90), when permission was sought to extend and refurbish Grange Farmhouse (Plot 1) and replace two derelict dwellings on Plots 2 and 3. These permissions were renewed in 1997 and again in 2002 (see below), however by this time the derelict buildings on Plots 2 and 3 had completely disappeared.

Plot 1

EPF/0916/12 - Plot 1, Front Site Former Grange Farm High Road Chigwell Essex IG7 6DP - Certificate of lawful development for proposed replacement dwelling and associated access and services, as detailed on application EPF/1452/06 – Lawful 2012.

EPF/1452/06 - Erection of new replacement dwelling – Granted in 2006.

The officer report notes that:

“...The erection of three new dwellings at the entrance to Grange Farm (in what is known as ‘green land’) is an integral part of the approved and expected development for Grange Farm as a whole. The fact that the dwellings have largely disappeared over time should [not] raise academic concerns about ‘replacements’ for the delay in replacing them is part of the overall delay in reaching a conclusion to the issues at Grange Farm”.

It is assumed that the above meant to say ‘...should not raise academic concerns...’ meaning that the delay in replacing the original buildings was considered a non-issue.

Plot 2

EPF/0917/12 - Plot 2, Front Site Former Grange Farm High Road Chigwell Essex IG7 6DP - Certificate of lawful development for proposed construction of new dwelling and associated access and services, as shown on application EPF/1453/06 – Lawful 2012.

EPF/1453/06 - Renewal of planning permission EPF/0645/02 for demolition of existing dwelling and erection of new dwelling (known as plot 2) – Granted 2006.

The officer report associated with planning permission EPF/0645/02 states:

“...the proposed development will take place on a well screened site, located some distance back from the public highway. As such it is considered that it will not be unduly conspicuous in its wider setting and would not therefore harm the open character and appearance of the Green Belt. Moreover, if the curtilage of the proposed dwelling is laid out as a private garden, large areas of unsightly hard surfacing will be removed from the site... the development will retain the majority of natural screening at the site..”.

Plot 3

EPF/0918/12 - Plot 3, Front Site Former Grange Farm High Road Chigwell Essex IG7 6DP - Certificate of lawful development for proposed demolition of existing bungalow and erection of new dwelling and associated access and services under permission EPF/1454/06 – Lawful 2012.

EPF/1454/06 - Renewal of planning permission EPF/0646/02 for demolition of existing bungalow and erection of new dwelling house on site of derelict dwelling known as plot 3 – Granted 2006.

REPRESENTATIONS TO DATE

Over the past 24 months, we have prepared a number of representations, made on behalf of London Square, in respect of Site 2.

Site 2 was promoted through the EDFC Call for Sites (March 2016) for up to 60 proposed residential units. Since the site is located within the Green Belt, the case for its removal from such a designation comprised of the following elements:

- The site is considered previously developed land;
- The land benefits from numerous planning permissions, which have been implemented and could be built out at any time;
- The site lies within a 'broad location for further assessment' as part of Stage 2 of the Council's Green Belt Boundary review;
- The site would contribute to the provision of a five year housing land supply; and
- The site forms part of the wider Grange Farm development, which comprises 47 dwelling houses and a sports pavilion accessed via Grange Farm Lane.

Site 2 was then promoted through the EDFC Draft Local Plan Issues and Options consultation (October 2016). The consultation document proposed the removal of the site from the Green Belt and an allocation for 30 homes as part of Draft Policy SP7. Whilst the principle of removing the site from the Green Belt to accommodate residential development was supported, the aim of Draft Policy SP7 to provide 30 homes was objected to by London Square, with representations noting that this number of homes would not deliver the most sustainable form of residential development on Site 2, potentially compromising the District's ability to deliver the number of homes needed during the Local Plan period.

Representations were then made to the Chigwell Parish Neighbourhood Plan Consultation (November 2016) in respect of Site 2 in support of Draft Policy CV3. The removal of the site from the Green Belt was supported, however the site's capacity to provide 20 units, as set out in the draft plan, was considered a density which would not make best use of the land available. It was considered that CV3 (ii) should be reworded to support a higher density development.

Lastly representations were made to the Infrastructure Delivery Plan (May 2017), and comments put forward in respect of Site 2 echo those set out in the above representations.

In addition to the above representations, Carter Jonas attended EDFC's Developer Forum meetings (regarding progress on the Local Plan) on:

- 09/09/2016
- 02/12/2016
- 24/02/2017
- 19/05/2017

PRE-APPLICATION DISCUSSIONS

Proposals for Site 2 have been subject to two pre-application meetings with Epping Forest District Council. A scheme for 65 units was presented for pre-application advice on 31st October 2016. At the meeting, the case officer, Ian Ansell, noted that he was comfortable with the design approach subject to further information on the following three points:

- Key views to justify the proposed scale;
- The proposal comprised of 1 and 2 bedroom units but this would need to include some 3 bedroom apartments as well to improve the proposed mix; and
- Clarification on the PADHI restrictions associated with the site given the underground pipeline.

We agreed to prepare the above information and return for a follow-up meeting, which was held on 21st December 2017. A scheme for 57 units was presented and sought to respond to the Ian Ansell's previous comments.

KEY CONSIDERATIONS

DCLG Standardised Methodology for Housing Requirements

On 14th September 2017, the Department for Communities and Local Government (DCLG) published a consultation on their proposed reform to the methodology for the calculation of local authorities' housing need. In addition to this consultation, a table detailing every Local Authority's amended housing need figures was published. Many Local Authorities have experienced extremely large increases or decreases in their identified housing requirements when compared to their previously defined Objectively Assessed Need (OAN).

Of particular importance is the increase in housing needs that Epping Forest has experienced. The Epping Forest OAN is predicted to increase from 514 dwellings per annum to 923 dwellings per annum when the Standardised Methodology comes into effect. This represents an increase of 409 dwellings per annum, revealing an acute and intense housing need.

It has been noted that the Council intends to proceed with an accelerated plan production programme in order to ensure the plan is capable of submission before 31 March 2018. However, the Council will be aware that it has a legal duty to only submit a plan for examination that it believes to be legally compliant and capable of being found sound. At this stage, we have concern that the approach taken by the Council to the potential for an increased housing target arising from the Standardised Methodology may put the future of the Local Plan at risk.

Lack of Justification for Council's Complete Volte Face on Site 2

Site 2 was identified for allocation within the Epping Forest Draft Local Plan (2016) for approximately 30 homes. Its identification was justified by evidence such as Site Selection (Sept 2016) and the SLAA. The Site has since been removed from the current consultation on the submission version of the Local Plan.

In line with paragraph 83 of the NPPF, the Council should take this opportunity through the preparation of the emerging Local Plan to ensure that the amended Green Belt boundaries are capable of enduring beyond the Plan period and therefore enable their intended performance in the long term. Since the Council should seek to identify additional sites to demonstrate that it is capable of addressing existing and future growth requirements, there appears to be a lack of evidence to justify the removal of the Site from the submission version of the Plan.

Appendix B of the Site Selection Report 2017 (assessment of residential sites) has **not** been made available as part of technical supporting information; this is a key piece of analysis and we have been advised by the Council that this is not going to be made available until 6 weeks after the consultation on the submission version of the Local Plan closes. As such, we do not consider this consultation process to be valid or lawful and we reserve the right to comment on supporting information (which is said to be part of the Local Plan's evidence base) when it is publically available. As such, we argue the submission version of the Local Plan to be unjustified, and therefore unsound.

Green Belt

Epping District is largely rural and over 92% of the land is currently designated as being in the Metropolitan Green Belt. Whilst continuing to protect the Green Belt, the Council has acknowledged that there is very little land remaining in the District within the settlements that is not already developed. As such, in order to meet future needs, a District-wide review of the Green Belt has been undertaken to identify the potential for future development.

London Square recognises the need to preserve the Green Belt and, as a result, sensitively develop sites whilst respecting their surroundings, but also the requirement to ensure the sites that are put forward for development are available, deliverable and achievable. Epping Forest District Council has undertaken a Green Belt Review, which consists of two stages.

The Stage 1 Green Belt Review concludes that Site 2, which is identified as being within the wider Parcel 'DRS-035' (Land North, West and East of Chigwell), makes a relatively strong/ strong contribution to the Green Belt. In particular, it is suggested that the broader parcel prevents unrestricted sprawl of large built-up areas, and assists in safeguarding the countryside from encroachment.

In the Stage 2 Green Belt Review Site 2 is identified as being located within the narrower sub-Parcel '035.7'. The report concludes that the smaller parcel makes a moderate contribution to preventing unrestricted sprawl of large built-up areas, and makes a strong contribution to preventing neighbouring towns from merging and assisting in safeguarding the countryside from encroachment. The Review therefore assesses the resultant harm to the Green Belt purposes to be very high if the parcel is released from the Green Belt. We do not however, consider this conclusion to be valid for Site 2 since it makes up only a very small part of Parcel '035.7' and has been grouped with land that displays very different characteristics. The Site is bounded on all of its three sides by development; the south western and north western boundaries are adjacent to the residential accommodation associated with Bramble Close (which is part of a continuous ribbon of development from Chigwell Village to the south), the eastern boundary adjacent to Grange Farm Lane is also adjacent to existing residential development and the tip of the triangular shaped subject site reaches the high road with the development associated with Chigwell County Primary School beyond. These features do not provide a rural setting for the site and therefore it is considered that the development of the Site would not result in encroachment into the countryside. Thus conclusions relating to the parcel's Green Belt purposes do not, in our view, apply to Site 2.

Green Belt Stage 2 sub-parcel '035.8' is located on the opposite side of the High Road to the subject site and covers the area of land including Chigwell County Primary School. The total area of sub-parcel 035.8 is 27.97 hectares. Whilst vastly different in size to sub-Parcel '035.7' (which is 175.63 hectares), '035.8' displays similarities in terms of form of landscape; specifically Site 2 is not dissimilar to that of '035.8' where the Green Belt boundary is now proposed to be amended to remove the County Primary School. Given these similarities as well as the small size of the subject site which is contiguous with the southern boundary of sub-Parcel '035.7', we believe the most appropriate action would be for the Council to adjust the Green Belt boundary to remove Site 2.

Furthermore, the draft Chigwell Neighbourhood Plan 2016 consultation document noted in respect of Site 2 specifically that *"The majority of the site was used in conjunction with Grange Farm and is considered previously-used land. The enclosed nature of the site means that it makes no effective contribution to the essential open character of the Green Belt"*.

Therefore, when the Site is assessed against the five purposes of the Green Belt (as set out in paragraph 80 of the NPPF, the proper conclusions to be drawn are that:

- The development of the Site 2 would not result in the unrestricted sprawl of large built-up areas. Put simply, the site is a small well-contained site within a small settlement. It is contained within the wider built parameters of the settlement and would deliver new housing to support the local community. It would not result in unrestricted sprawl nor is it located adjacent to a large built up area. Therefore, the development of the site would not harm this purpose;
- The development of Site 2 would not result in neighbouring towns merging into one another. Since the site is small and is bounded by development on two of its three sides, its development would not result in any merging of towns. As such, the development of the site would not harm this purpose;
- The development of Site 2 would reduce pressure on the need to release more sensitive sites for development. It is surrounded to the north and west by urbanised features and its development would not encroach into the open countryside. The majority of the site itself is covered by concrete or hardstanding and has been in use for a substantial period of time as a construction compound surrounded by hoardings. It is acknowledged by the Parish Council that the site is considered to "make no effective contribution to the Green Belt". Furthermore, it is very apparent from any aerial inspection that the Green Belt in reality starts from the eastern side of Grange Farm Lane. As such, the

development of the Site would play a significantly less harmful role when compared to alternative sites identified in the emerging Local Plan;

- The development of Site 2 would not damage the aim of preserving the setting and special character of historic towns. The settlement of Chigwell is not a town and the development of the site would assist in protecting the setting and special character of other historic towns by reducing the quantum of development that needs to be identified within or adjoining them; and,
- The development of Site 2 would assist in the future viability and vitality of Chigwell, in particular by providing a site which would be particularly well-suited for the development of smaller units. Its contribution to urban regeneration would be limited, but the need for Green Belt releases to identify sufficient land for housing growth is established in the Local Plan. As such it is incumbent on the Council to maximise the opportunities available.

This assessment confirms that Site 2, when objectively assessed against the above five purposes of the Green Belt, plays a very limited role. As such, the decision to remove the proposed allocation of the site in the current submission version of the Local Plan is not justified in the context of its role in the Green Belt. A plan showing the removal of Site 2 from the Green Belt by extending the existing defined built up area of Chigwell slightly to the north and west is attached at Appendix 3.

CONCLUSIONS

The above representations oppose the decision of Epping Forest District Council to remove Site 2 from the submission version of the Local Plan. We believe that the site remains suitable, available, and deliverable, and we are not aware of any objections to the proposed allocation of the site in the draft Local Plan carrying sufficient weight to warrant its removal. As such, it is concluded that the site should be removed from the Green Belt and should be identified for housing development within the submission version of the Local Plan for up to 60 residential units, since the removal of the Site from the submission version of the Local Plan has not been justified with evidence; and the site does not play a significant role in the Green Belt.

In the terms of the Calverton case [2015] EWHC 1078 (Admin) at para 51:

- i. OAN in EFDC is plainly acute and intense (and the DCLG methodology suggests there are much greater needs than the Council has assessed);
- ii. there is very limited availability of brownfield land for development in EFDC (Site 2 is effectively one such site, given its history of planning permissions and construction compound use);
- iii. failing to make use of a site such as Site 2 can only increase the pressure to release a greater volume of more valuable Green Belt land elsewhere in EFDC's area;
- iv. there are sound, site specific reasons for releasing and developing Site 2; and
- v. the fact that the site is effectively surrounded by development and has no connectivity with the broader Green Belt at this location will reduce consequent impacts upon the purposes of the Green Belt to the lowest reasonably practicable extent. This could be reinforced by the form of any planning permission subsequently granted.

We would be very grateful for confirmation that these representations have been received and confirm that we would like to be involved in future stages of the Local Plan process including the examination of the Plan and the assessment of future evidence base documents.

We trust that the information provided above is clear, however if you require further clarity on any of the comments made please do not hesitate to contact us; we would be willing to meet with you to discuss our client's aspiration for the site, if this is deemed to be of assistance.

Yours sincerely



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