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Chigwell Parish Council  
Hainault Road  
Chigwell  
IG7 6QZ

12 June 2018

BY EMAIL

Dear Sir/Madam,

### **CHIGWELL NEIGHBOURHOOD PLAN 2018-2033 –SUBMISSION PLAN – MAY 2018**

These representations are made on behalf of Kind Build and Pegasus Life who are seeking to bring forward a high quality retirement living development on the site referred to Frogmore Lane within the Neighbourhood Plan. Pegasus Life are aiming to deliver a C2 (use class) assisted living development on the site and the applicants for the planning permission are Kind Build. These representations are produced from a 'critical friend' perspective to mitigate the risk of the Independent Examination process.

#### **a. Background to Pegasus Life**

PegasusLife is aiming to fundamentally change the way retirement property is understood and delivered in the UK. The company began life 30 years ago as a medium-sized operator in the sector and over the past three decades has proved itself to be a solid provider of retirement housing in the UK.

In 2012 PegasusLife was acquired by the investment company Oaktree Capital Management. This set the stage for a new chapter in the company's history, which has included an influx of talent from both within and outside of the traditional sector, and a complete redefinition and repositioning of the type of accommodation they deliver.

PegasusLife are committed to delivering high quality accommodation for older people in sustainable locations which fully integrate with the community and actively contribute to the local economy.

It is with this vision that PegasusLife have acquired an interest in the 'Frogmore Lane site' with the intention of transforming it to create high quality care and accommodation for later living.

#### **b. Neighbourhood Planning**

We strongly welcome Chigwell Parish Council's commitment to delivering a Neighbourhood Plan. We commend their approach of allocating sites, to help meet local development needs.

The Independent Examiner will only assess the Neighbourhood plan on the basic conditions set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. These are set out below for ease of reference.

1. having regard to national policies and advice contained in guidance issued by the Secretary of State;
2. contributing to the achievement of sustainable development;

3. being in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
4. compatible with EU obligations;

Further guidance is provided within the NPPG and this is referred to as appropriate below.

### **c. Epping Forest District Draft Local Plan**

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Epping Forest are currently preparing a draft Local Plan which will supersede the existing Local Plan (1998) and Alterations (2006). The document has been submitted to the Secretary of State for examination, but this is currently subject to a legal challenge. The Local Plan seeks to allocate a number of potential sites and amend the Green Belt on the basis that there are exceptional circumstances, including our client's site at Frogmore Lane. This approach is supported in principle. The Neighbourhood Plan seeks to allocate one site and then sets a number of parameters for wider development in the Parish.

This approach appears to be in accordance with the draft NPPF (para 66) which requires Local Plans to set a housing requirement for each Neighbourhood Area and then allow local communities to determine how to shape this growth in their area.

### **d. Policy CHG8: Promoting Good Design in the Parish**

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Policy CHG8 seeks to ensure high quality design is delivered within the Parish. The policy aims to ensure that development, inter alia;

- respect the urban grain of the area (larger buildings in larger plots);
- The use of weatherboarding and agricultural vernacular in the detailing of buildings; and
- delivering gates and railings at an appropriate scale to the surrounding area.

Pegasus Life has a track record of delivering developments of the highest quality which take account of the surrounding character of a local area. The site at Frogmore Lane does not form part of an existing street scene and this provides our project team more freedom to design a scheme that is appropriate for the site and partially set our own character. Notwithstanding this, the proposal will seek to reflect the local vernacular within its design details.

We do not consider that it would be appropriate to require every scheme to deliver weatherboarding and agricultural vernacular as some sites will have their own separate character. In other cases the scale and nature of the development may mean that this approach is not appropriate. We therefore propose the following change:

#### **Recommended changes to policy wording**

*'Development proposals will be supported, provided their design respects the important features of the street scene and they utilise materials which are in keeping and are not obviously incongruous with the character of the Parish.*

*Proposals should, **where appropriate**, have special regard to:*

- *The significance of larger buildings set in large plots to establishing the character of much of the Parish, whereby proposals for plot subdivision to deliver flatted accommodation will not normally be appropriate*
- *The scale of gates and railings on the property frontage, which should complement the street scene and should not be overbearing and out of character*
- *The use of weatherboarding and agricultural vernacular in the detailing of buildings*

- *The desire for front and rear gardens to new dwellings in those parts of the Parish where this is already very common.'*

**e. Summary**

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We are broadly supportive of the Neighbourhood Plan and its aspirations. We have recommended changes to the Neighbourhood Plan from a 'critical friend' perspective to ensure that it withstands scrutiny at Independent Examination by ensuring the policies comply with the basic conditions sets out in legislation.

We look forward to continuing to work in partnership with Chigwell Parish Council and would be happy to assist by providing further assistance as appropriate.

Yours sincerely,



Jamie Sullivan  
ASSOCIATE