

EPPING FOREST LOCAL PLAN EXAMINATION IN PUBLIC

HEARING STATEMENT

MATTER 7: PLACE SHAPING AND GENERAL MASTERPLAN APPROACH

**ON BEHALF OF MARTIN GRANT HOMES, PERSIMMON HOMES &
TAYLOR WIMPEY (STAKEHOLDER ID: 19LAD0107)**

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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1. Introduction

1.1 This Hearing Statement is prepared by Pegasus Group on behalf of Martin Grant Homes, Persimmon Homes and Taylor Wimpey, who are promoting land at West of Katherines within the Water Lane Area Allocation (SP 5.2).

2. Issue 2: Are the Plan’s requirements for master-planning (as explained in paragraphs 2.89-2.102 and set out in Policies SP4, SP5 and certain Place polices) justified; and will they be effective in securing the timely delivery of comprehensively planned schemes.

Response to Question 1

2.1 My clients fully support the production of a Masterplan as this will act as an overarching planning document to inform and co-ordinate development of the Water Lane Allocation.

2.2 My clients have entered into a Planning Performance Agreement with the Council’s that commits to the production of a Strategic Masterplan by way of the process detailed in Figure 2.1. The promoters of West Sumners (Manor Oak Homes), comprising the southern portion of the Water Lane Area, have also committed to this process by way of a PPA.

2.3 The Strategic Masterplan process will build upon the extensive technical work and master planning undertaken to date. It will also allow for formal public consultation at key stages of this process. The input from a Design Review Panel should assist in terms of application of best practice and co-ordinating design matters across the Garden Town Areas.

2.4 The timetable at Figure 2.1 s is indicative. Clearly this timetable needs to be updated with present timeframes and potentially specific dates should not be included, rather just stages, to detail the process.

2.5 It is our view that some of the stages could be condensed, for example the finalised Strategic Masterplan and Outline Planning Application could be brought forward in tandem, with the Design Code conditioned as part of the outline permission and relevant design principles included in the Design and Access Statement accompanying the Outline Planning Application. This would enable the Consortium to bring forward the Outline Planning Application quicker, which noting that Water Lane Area is identified in the Council’s latest housing trajectory

to deliver its first 100 new homes in 2022/23, would give the Council greater certainty with regards to early delivery of homes against its housing requirement.

- 2.6 Paragraph 2.95 refers to the approval process for planning applications. With regards to the requirement for planning applications and other consenting mechanisms for sites located within the Masterplan area to be in general conformity with the approved Strategic Masterplan, we consider that there needs to be greater flexibility in the wording of this section to allow for departures should they be justifiable and meet policy.
- 2.7 If the development is in accordance with a Design Code and a Strategic Masterplan (which would have been subject to a Quality Review), it is considered that there is no need for a review of the detailed design proposals at the application stage by the Quality Review Panel. We consider that combining internal Council processes such as these where possible in order to save time would be beneficial in terms of ensuring timely delivery.
- 2.8 We also note incorrect paragraph numbering from 2.95 onwards on page 35. this needs to be corrected.

3. Changes required:

- Update Figure 2.1 to condense QRP requirement and to remove specific dates.
- Paragraph 2.95 – to include wording to recognise departures to the Strategic Masterplans.
- Correct paragraph numbers from paragraph 2.95 onwards (page 35).