



Phase 2

**EPPING FOREST DISTRICT COUNCIL:
Examination of the District Local Plan 2011 – 2033**

Examination Statement:

MATTER 15: Places and Sites Policy P11: Thornwood

On Behalf of

Mr and Mrs T Evans

April 2019

Our Ref: C16133

Phase 2 PLANNING & DEVELOPMENT LIMITED

1. Introduction

- 1.1 The following Examination Written Statement has been prepared on behalf of Mr and Mrs T Evans, who own Marlow on High Road in Thornwood and have made representations to the Submission draft of the Local Plan, proposing that the site be allocated for employment use.
- 1.2 As requested, this Statement does not duplicate those representations, but addresses where relevant the issues raised by the Inspector in her Matters, Issues and Questions relating to Matter 15, Places and Sites, specifically relating to Policy P11 Thornwood.

Issue 2: Are the Plan's policies for the specific places and sites within the District justified, effective and consistent with national policy; and are the specific site allocations they include justified and deliverable?

- 1.3 The Inspector has raised the query under her 'Site Specific Matters' querying whether Marlow should be designated as an employment site. Land to the south of the site has been allocated as existing employment site THOR.E1, and there seems to be no justification as to why this does not extend to the Marlow site, particularly as the Inspector will note other existing sites distant from settlements have been similarly identified.
- 1.4 As set out in our original representations, Marlow is an established and authorised waste transfer station, that includes both buildings, HGV vehicle hardstandings, plant and machinery, and storage areas for material. It employs 12 people, and is a responsible operator, suggesting planning conditions at the Inquiry a few years ago to mitigate external impacts. However, the green belt status of the site has acted as a constraint to the operation of the business, with a recent new access proposal to ensure a safer arrangement being refused by the Council solely on Green Belt grounds. The Inspector will note from a site visit or drive-by the deficiencies with the existing access.
- 1.5 An acceptance of the proposed residential and employment allocations to the south would justify identifying the Marlow site as an existing employment site, and a new settlement boundary for Thornwood which includes the site, would enable it to be run efficiently without the constraints of the Green Belt, but within the conditions mentioned above.
- 1.6 The changes we would request are made to the draft Local Plan are as set out in our original representations to the Submitted Plan.