

**EPPING FOREST DISTRICT LOCAL PLAN**

**EXAMINATION HEARINGS**

**HOMEWORK NOTE 17**

**MATTER 8: GARDEN TOWN COMMUNITIES**

**ISSUE 4: ARE THE SITE ALLOCATIONS (SP 5.1, SP 5.2 AND SP 5.3) IN  
POLICY SP 5 SOUND AND DELIVERABLE**

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**HW17 - SITE ALLOCATION SP 5.3 - EAST OF HARLOW**

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1. The Council provides this note which concerns Matter 8, Issue 4 and the Inspector's request that the Council confirm the amendments proposed for the site allocation SP 5.3 (East of Harlow).
2. The proposed amendments fall into three categories:
  - a. The inclusion of additional land adjacent to Moor Hall Road (at the southern extent of the site allocation within Epping Forest District);
  - b. Minor amendments to the site allocation boundary so that it reflects the land ownership boundaries of the land promoters; and
  - c. Removal of the Biodiversity Action Plan (BAP) habitat designation from the site.
3. The Council confirms that it has notified the site promoters (Miller Homes and those acting on behalf of the additional land referenced in paragraph 2(a) above),

Princess Alexandra Hospital NHS Trust, and Harlow District Council of the proposed amendments detailed in this note.

#### **Inclusion of additional land adjacent to Moor Hall Road**

4. The LPSV proposes the allocation of land at the East of Harlow Strategic Site (SP 5.3). The Council proposes an amendment to the southern boundary of the site allocation to include additional land adjacent to Moor Hall Road, at the southern extent of the site allocation within Epping Forest District. The land currently falls outside the site allocation boundary but within the East of Harlow Masterplan Area.
5. Between September and December 2018 the Council was contacted by representatives of the landowners of this additional land, which comprises three separate landholdings. The various representatives expressed an interest in including this land within the boundary of site allocation SP 5.3.
6. Following receipt of these representations, the Council considered the suitability and deliverability of these parcels of land. It concluded that the parcels of land were:
  - a. Suitable for development: the land is considered suitable for development with parts of the land already developed and therefore comprising previously developed land.
  - b. Available for development: the land promoters are seeking their inclusion in the site allocation to support residential development. The Council has discussed the inclusion of this land with Miller Homes who are the main promoter for this site. Miller Homes has [confirmed that this would not impede their ability to bring forward the site for development?]
  - c. Development would be achievable: there are no known constraints which would prevent development coming forward on the additional land..
7. On this basis, and that inclusion of this land would enable a co-ordinated and comprehensive development to come forward, the Council proposes amendments

to the Policies Map and Maps 2.1 and 2.4 of the LPSV to include this additional land within site allocation SP 5.3. The Council confirms it is not proposing to amend the capacity of site SP 5.3.

**Amendment to the allocation boundary to correctly align with the land ownership boundaries of the land promoters**

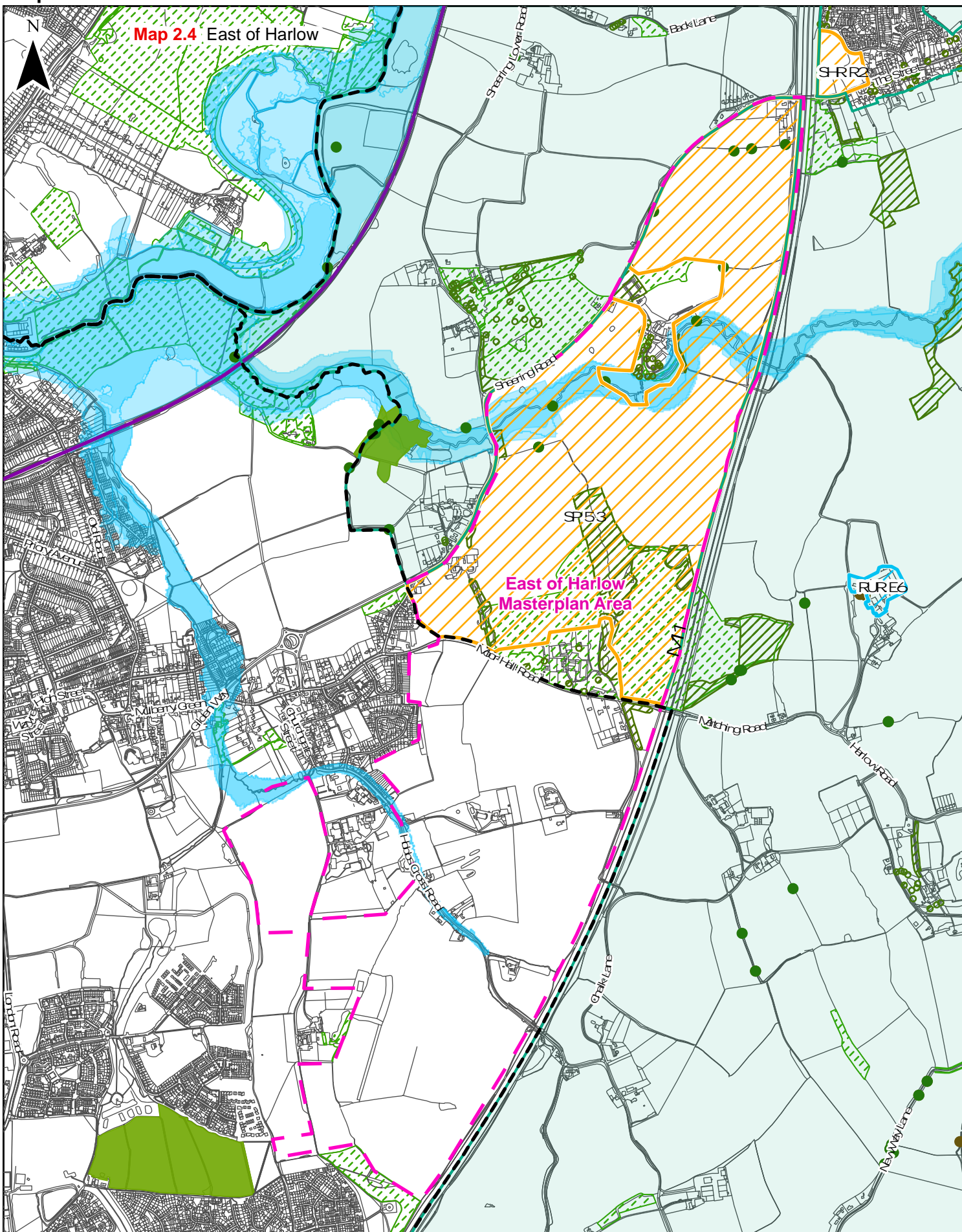
8. The Council understands that an error was made in plotting the site allocation for site SP 5.3 (East of Harlow). The Council proposes to make minor amendments to the allocation boundary to correctly align with the land ownership boundaries of the land promoters.
9. These amendments consist of corrections around Sheering Hall, Sheering Road, situated within the north-western part of the allocation site. For clarity these amendments and those outlined below are shown on maps below – Map 2.4 of the LPSV and a proposed revised map 2.4.

**Removal of the BAP Habitat designation from the site**

10. Map 2.4 of the LPSV indicates an area of BAP habitat to the south of the site allocation with Part H(iii) of Policy SP 5 requiring that compensatory BAP habitat be provided to retain existing provision as part of the site's strategic 'green infrastructure'.
11. Following the publication of the LPSV, further ecological assessment work has been undertaken on behalf of Miller Homes. This has confirmed that there are no longer habitat types requiring conservation under the BAP designation.
12. The Council therefore proposes an amendment to the Policies Map and Map 2.4 of the LPSV to remove the BAP habitat designation at the southern extent of the site allocation. It also proposes the following amendment to Part H(iii) of Policy SP 5:
  - (iii) Strategic 'green infrastructure' comprising natural/semi natural open space, walking and cycling routes, flood mitigation and wildlife

~~space and any compensatory BAP habitat to retain existing provision;~~

# Map 2.4 - LPSV version



Epping Forest District  
Local Plan  
Submission Version  
December 2017

Map 2.4

Date: December 2017

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East of Harlow

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The Local Plan should be read as a whole.  
Proposals will be judged against all relevant  
policies.

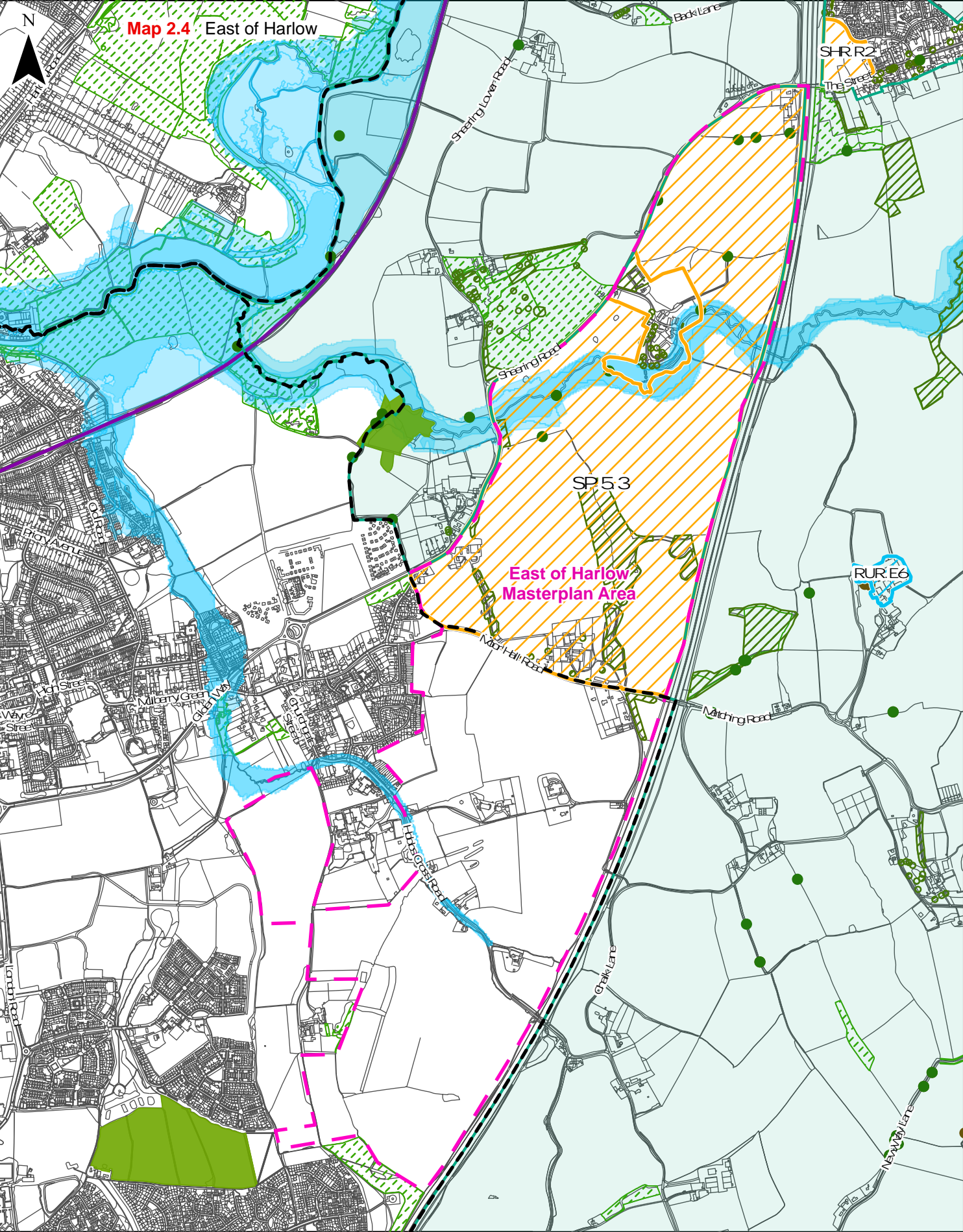
## Legend

- Residential site allocation
- Residential and traveller site allocation
- Employment site allocation
- Traveller site allocation
- Masterplan Area
- Concept Framework Plan Area
- Green Belt Boundary
- District Open Land
- Local Authority boundary

This legend shows only the key Local Plan policy designations.  
A full legend can be found in Appendix 6: Site Specific Requirements for Site Allocations.



# Map 2.4 - Proposed



Epping Forest District  
Local Plan  
Submission Version  
April 2019

Map 2.4

Date: April 2019

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East of Harlow

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