

EPPING FOREST DISTRICT LOCAL PLAN

EXAMINATION HEARINGS

HOMEWORK NOTE 22

MATTER 15: PLACES AND SITES (POLICIES P 1 - P 15) POLICY P 3 WALTHAM ABBEY

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?

HW22: B USE CLASS USES PROPOSED FOR THE EXPANSION LAND COMPRISING PART OF SITE WAL.E6

1. The Council provides this note which concerns Matter 15, Issue 2, Policy P 3 Waltham Abbey and the Inspector's request for the Council to provide clarification on the rationale for site allocation WAL.E 6 being proposed for allocation for B2/B8 Use Class employment uses and not *sui generis* or B1c Use Class employment use.
2. The Council's Matter 15 Hearing Statement (paragraphs 126 and 129, pages 53 to 55) confirms that the Council proposes to allocate the expansion land at WAL.E6 for B2/B8 Use Class uses. Paragraph 129 outlines the evidence considered in reaching the professional judgement that the site should be allocated for B2/B8 Use Class uses. This paragraph is reproduced below for ease of reference:

"129. The allocation WAL.E6 applies only to the northern part of the Galley Hill Road Industrial Estate site¹. The Council does not consider it justified to include *sui generis* uses within the allocation WAL.E6. The decision to allocate the WAL.E6 for Class B2/B8 uses only was a professional judgement, taking into account the following evidence:

(a) *Future B Class Use employment need: Paragraph 4.11 (page 83) of the Site Selection Report (EB805) states that whilst there is a need for flexibility in provision, there is also a need to ensure a spread of industrial sites across the District that suit both B8 and B1c/B2 activities.*

(b) *Existing site context: Paragraph 4.49 (page 91) of the Site Selection Report (EB805) explains how the Employment Land Supply Assessment ('ELSA') (EB602) provided an indication of the preferred primary and secondary employment uses for expansion sites based on an appraisal of existing/previous site uses and the sensitivity of surrounding land uses. Table 4.4 (page 92) of the Site Selection Report states that the primary suitable land use identified through the ELSA for site SR-0375-N was B8 (see page C56 of the ELSA). However, in order to ensure that the final portfolio of sites to be included in the LPSV would be capable of meeting the requirements of the District, a more flexible mix of employment uses was considered. This further assessment concluded that as the existing industrial estate is in B8 use², there would be no harm to amenity on the future operation of the existing businesses on the site it was judged that the expansion site (SR-0375-N) would be suitable for B2/B8 uses in order to provide flexibility in the future."*

3. At footnote 23 to the Matter 15 Hearing Statement (reproduced as footnote 2 below), the Council acknowledges that there may be some *sui generis* uses within the existing employment site at Galley Hill Road. In recognition of the contribution *sui generis* uses with an employment character make to the District's employment supply, the Council has proposed amendments to Policy E 1 in this respect (as set out in the Council's Hearing

¹ Refer to page F79, Appendix F1.5.3 Results of Identifying Site for Allocation (EB805AH) for a map of the land proposed for development (site reference SR-0375-N).

² The Council recognises that the site visits for the ELSA were undertaken at a certain point in time (March – May 2017). The information included in the site proformas in the ELSA therefore reflects the conclusions of the information that could be ascertained at that time. The Council acknowledges that there may be some *sui generis* uses on site. However, based on the evidence collected through the ELSA, the Council continues to consider the site to be predominantly in B8 Use Class use. Therefore, the same conclusions regarding the suitability of uses for the expansion site would still be reached and are considered justified.

Statement Matter 15, Issue 2, Policy P 3 (paragraph 130, pages 55-57) as well as the Council's Matter 12 Hearing Statement (paragraph 4, page 3).

4. However, it should be noted that the primary role of Policy E 1 and the principal driver for the proposed allocation of additional employment land within the District is to meet the identified need for B Use Class uses over the Plan period to 2033. The Council considers that the evidence justifies the proposed allocation of the expansion land at WAL.E6 for B2/B8 Use Class uses.