

Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	4587	Name	J	Upson
Method	Email			
Date	12/12/2016			

This document has been created using information from the Council's database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: ldfconsult@eppingforestdc.gov.uk

Letter or Email Response:

I am writing in response to the Draft Local Plan consultation and in reply to the non-allocation of my site at **...redacted...**. The SLAA report made various comments on the suitability of the site and the final verdict was to discount **...redacted...** in favour of other sites in the village. I would like to object to this decision and make the following comments in support of site **...redacted...**. i. It was stated that the land was of a high grade agricultural status, but it is not in agricultural use and hasn't been for at least fifty years. ii. 75% of the site is in the Green Belt, but this is the case with many other sites that have been allocated. The central position in the village makes the location very sustainable. Plus, there is development along Church Lane already in the Greenbelt which runs to the East of the site. iii. High Landscape sensitivity - I cannot see that development on this small scale would impact on the landscape especially as the site is enclosed within the village itself. If necessary, the properties could be screened with additional landscaping on the appropriate boundaries. Whilst I can understand that the decision has been made to expand the village with development on the northern side (with one of the sites being a much larger scheme), I feel that our site offers an opportunity to provide a sustainable, deliverable development with little impact on surrounding properties and the village character. The impact on the Green Belt is minimal in my view and this is outweighed by the other factors that support the site.

Response to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	4587	Name	J	Upson
----------------	------	------	---	-------