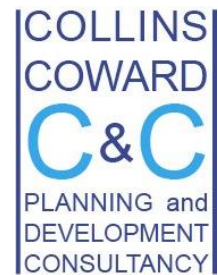


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Our Ref: CC/2054

21 December 2017

Local Plan Regulation 19 Representation
Planning Policy Team
Epping Forest District Council
Civic Offices
323 High Street
Epping
Essex CM16 4BZ

The Courtyard
9A East Street
Coggeshall Essex
CO6 1SH

Email: LDFconsult@eppingforestdc.gov.uk

Dear Sirs,

LDF CONSULTATION – SUBMISSION VERSION OF THE LOCAL PLAN

We refer to your Council's consultation on the submission version of the Local Plan. We act for E-Toilets Ltd who has acquired an employment site in the Council's administrative area at Sedge Green in Nazeing. We enclose a site plan showing the location of the site.

The site has not been allocated in the Local Plan for employment purposes. The site was identified in the Council's Employment Land Review Assessment (December 2017) as site *ELR-0099: Sedge Green, Nazeing*. This site has been removed as an employment site leading to a loss of 1.74 hectares of existing employment land. The reason given for the removal of the site was that the land was claimed to be in residential use. This is incorrect as the land has been in use for storage purposes. In fact, the Employment Report records the site as an existing employment site at Appendix C. Accordingly, the site should be reinstated as an employment allocation to avoid the allocation of new green field sites.

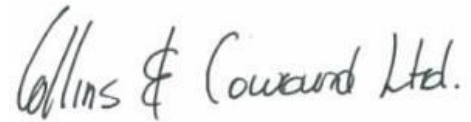
Therefore, the Submission Version of the Local plan should be amended as follows:

Paragraph 5.141 should include the inclusion of the site as an existing employment site reference NAZE.E8 – Land West of Sedge Green. Map 5.16 should be amended accordingly.

At present we do not consider the Plan as prepared is sound as it has not been positively prepared, effective, justified, or consistent with national policy in that it omits an existing employment site which should be included in the Plan. The omission of the site could have significant consequences on our client's business. We would wish to participate at the relevant Hearing to ensure the Inspector fully understands why the site should be identified for employment purposes

We would be pleased to receive details of all the forthcoming stages in the Local Plan examination process. Please contact Tony Collins at this office who is dealing with this matter.

Yours faithfully

A handwritten signature in black ink that reads "Collins & Coward Ltd." in a cursive, slightly slanted script.

Collins & Coward Ltd

Cc E-Toilet Services Limited