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Date: 29 January 2018

Planning Policy Team
Director of Neighbourhoods
Epping Forest District Council
Civic Offices
323 High Street
Epping
Essex CM16 4BZ

Dear Sir,

**LAND EAST OF CENTRAL LINE/NORTH OF ABRIDGE ROAD (INCLUDING THE OLD FORESTERS SITE), THEYDON BOIS
EPPING FOREST DISTRICT LOCAL PLAN – SUBMISSION VERSION
REPRESENTATION BY CK PROPERTY THEYDON BOIS LIMITED**

I am instructed by CK Property Theydon Bois Limited to submit a representation in response to the Epping Forest District Local Plan – Submission Version.

The representation site is currently in the Metropolitan Green Belt. By way of this representation, it is requested that the site be released from the Green Belt and allocated as a housing site. For information, the representation site was included as a potential housing site in the Draft Consultation Plan (see Draft Policy P8 – Theydon Bois, site SR-0026B). The site was allocated for approximately 133 homes.

The representation site is the most sustainable of any Green Belt location considered in the Local Plan process. Notably, the site is immediately adjacent to an underground station and well related to shops and services within Theydon Bois.

It is considered that the Submission Version of the Local Plan is unsound. The reason being that the Plan is not consistent with national policy, in so far as insufficient provision is made for housing over the plan period. Additionally, the Plan provides an unbalanced distribution of allocated housing sites between settlements. In order to make the Plan sound, additional sites, in sustainable locations, should be allocated for housing, notably in Theydon Bois. The representation site is in a sustainable location and is suitable for residential development for reasons set out in the enclosed planning statement.

As part of this representation, I enclose the following documents:-

1. Representation Form
2. Planning Statement;
3. Site location plan, ref: RPS/TPA

The planning statement sets out a background to the submission and highlights the merits of the representation site.



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A member of the RPS Group Plc



Can you please note that I wish to appear at the Examination in Public, in order to discuss in more detail this representation.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

DANNY SIMMONDS
Planning Director