



140 London Wall, London EC2Y 5DN
T +44 (0)20 7280 3300 F +44 (0)20 7583 2231 W rpsgroup.com

Our Ref: DS/JM/JLN0243
Your Ref:

E-mail: simmondsd@rpsgroup.com
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 (REPRESENTATION NO. 2)**

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, part of the representation site was included as a potential housing site in the Draft Plan (see Draft Policy P8 – Theydon Bois, site SR-0026B). This part of the site was allocated for approximately 133 homes. However, it is considered that the full extent of the representation site has even greater potential to accommodate housing development. Accordingly, it is requested that this larger site be allocated.

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/TB1



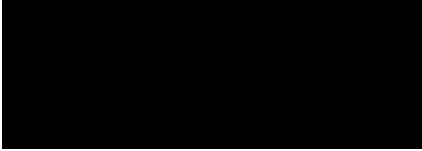
RPS Consulting Services Ltd. Registered in England No. 01470149
20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH
A member of the RPS Group Plc



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

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,



DANNY SIMMONDS
Planning Director