

[REDACTED]

From: [REDACTED]
Sent: 18 April 2018 18:15
To: LDFconsult
Subject: RE: Site at Sheering - Lower Sheering - Land to rear of Luxford Place, East of the River Stort

Dear Team

That is very helpful.

However do you take my point that there is inconsistency in selection: the reason given by ARUP for our site failing was that it fell outside the Buffer zone, yet the nearby site went through even though it was similarly outside the Buffer zone.

Sorry to labour the point, but it is important I try to get my message right in time for 23rd rep update deadline.

Presumably you can make contact with whoever inspected both sites.

Many thanks.

William Lee

From: LDFconsult [mailto:LDFconsult@eppingforestdc.gov.uk]
Sent: 18 April 2018 11:51
To: [REDACTED]
Subject: RE: Site at Sheering - Lower Sheering - Land to rear of Luxford Place, East of the River Stort

Dear William,

The document you should refer to which identifies settlement buffer zones is the Epping Forest Green Belt Assessment: Stage 1

<http://www.efdclocalplan.org/wp-content/uploads/2018/02/EB704A1.pdf>

You can also refer to the site selection methodology on page A10, paragraph 4.13, which explains how sites were assessed at this particular stage.

<http://www.efdclocalplan.org/wp-content/uploads/2018/03/EB805AK-Appendix-A-Site-Selection-Methodology.pdf>

Kind Regards,

Planning Policy

From: [REDACTED]
Sent: 18 April 2018 10:52
To: LDFconsult

Subject: RE: Site at Sheering - Lower Sheering - Land to rear of Luxford Place, East of the River Stort
Importance: High

Dear Policy Team

Thank you for that.

That site is SR-0032 was neither within the Buffer Zone, yet went forward to allocation.

How can that apparent inconsistency be justified please?

Regards

William
[REDACTED]

From: LDFconsult [<mailto:LDFconsult@eppingforestdc.gov.uk>]

Sent: 18 April 2018 09:37

To: [REDACTED]

Subject: RE: Site at Sheering - Lower Sheering - Land to rear of Luxford Place, East of the River Stort

Dear William,

The site allocated in Lower Sheering in the Epping Forest Local Plan Submission Version is SR-0032.

Kind Regards,

Planning Policy

From: [REDACTED]

Sent: 17 April 2018 11:15

To: LDFconsult

Subject: RE: Site at Sheering - Lower Sheering - Land to rear of Luxford Place, East of the River Stort

Importance: High

Dear Policy Team

Sorry, I have found the ARUP June 17 paper and the 2015 Settlement Hierachy document, and see there is no buffer zone in the area – and the difficulty on defining Lower Sheering (p.55 and 56) as it operates as a small town drawing on the services of Sawbridgeworth in East Herts.

Could you confirm the site allocated in Lower Sheering to the north of our site off Lower Sheering Road is SR-0121.

Many thanks.

William

From: [REDACTED]

Sent: 17 April 2018 10:25

To: 'LDFconsult' <LDFconsult@eppingforestdc.gov.uk>

Subject: RE: Site at Sheering - Lower Sheering - Land to rear of Luxford Place, East of the River Stort

Importance: High

Dear Team

Thank you for that. I now see for the first time the reasoning it did not proceed: 'the site is located outside the Settlement Buffer Zones'.

Would you mind directing me to where such a zone is defined?

Many thanks in anticipation.

Yours sincerely

William Lee

From: LDFconsult [<mailto:LDFconsult@eppingforestdc.gov.uk>]

Sent: 13 April 2018 15:59

To: [REDACTED]

Subject: RE: Site at Sheering - Lower Sheering - Land to rear of Luxford Place, East of the River Stort

Dear William,

The site reference for the site you are referring to is SR-0968 and this can be found on page 52 of appendix B1.1 to the Site Selection Report (2018). It does appear that the site is still named 'west' of the River Stort however this has not affected the assessment of the site.

Kind regards,

Planning Policy Team

Planning Policy | 01992 564517

Epping Forest District Council | Civic Offices | 323 High Street | Epping | Essex | CM16 4BZ

From: [REDACTED]

Sent: 13 April 2018 15:17

To: LDFconsult

Subject: Site at Sheering - Lower Sheering - Land to rear of Luxford Place, East of the River Stort

Importance: High

Dear Sir/Madam

Further to your letter attached, I have looked through the Appendices and am struggling to be sure which is the matching site reference.

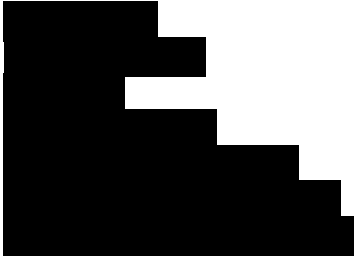
AMEC on the owner's behalf previously made a rep and also pointed out that the land is actually not West of the River Stort as described in the June 17 listing of sites (which at that stage had no published formal reference number I can see).

It would be very helpful (as mentioned in my telephone message yesterday) if you could let me know the site reference, so I can then review the logic of the assessment well in advance of the deadline for further reps in view of the Theydon challenge.

Many thanks indeed.

Yours sincerely

William Lee MA FRICS
Principal



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