

20th April 2018

Our Ref: CMH/WAT079 205079 Reps to Site Selection Work

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



Dear Sirs

RE: SUPPLEMENTARY REPRESENTATIONS RELATING TO THE SITE SELECTION REPORT APPENDICES B AND C, DATED MARCH 2018

SWORDERS ON BEHALF OF MR GRAEME WATT (LANDOWNER OF SITE SR-0313-A1, B1 & C1)

This representation relates to the Epping Forest District Local Plan Submission Version (LPSV) and is made on behalf of the landowners of sites SR-0313-A1, B1 & C1.

Our regulation 20 representations set out that to be sound we consider that additional sites should be allocated and that allocating SR-0313 would be a logical location for further growth in the district.

The newly published Appendix B outlines that our client's sites have been dismissed from the site selection process on the basis that they, *"...scored poorly against several criteria at Stage 6.2, including landscape sensitivity and Green Belt harm and it is unlikely that this harm could be mitigated. The site also relates poorly to the existing settlement."* (appendix B1.5.2).

Our regulation 20 representations made regarding policy P12 set out that neither the Settlement Edge Landscape Sensitivity Study (SELSS) or the Stage 2 Green Belt Review are carried out at scale appropriate to assessing the impact of the development of specific sites, as the assessment parcels are too large. It is not possible to use the findings of these studies to inform decisions at a site scale. Our representations set out that at a site scale landscape and green belt impacts are acceptable and that mitigation is possible.

The final reason given for the land being dismissed from the site selection process concerns the relationship of the land to the existing settlement. Site options A1 and B1 directly adjoin allocated site LSHR.R1, and as such it does not appear tenable to contend that the site relates poorly to the built-up area.

Yours faithfully


Clare Hutchinson MRICS

Partner

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