

13th April 2018

Our Ref: RB/WAT953 207420 032 13 04 18



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 THE LANDOWNERS OF SITE LHS.R1 (HODGE, WATT, AND WILLS)

This representation relates to the Epping Forest District Local Plan Submission Version (LPSV) and is made on behalf of the landowners of site LSH.R1, proposed for allocation for residential development of approximately 14 dwellings. We welcome the publication of the appendices to the 2017 Site Selection Report and the opportunity to comment upon them. The following comments supplement our regulation 19 representations.

Firstly, the information contained in these technical appendices fully justifies the allocation of site LSH.R1 and demonstrates that is suitable, available and deliverable with no identified constraints that would prevent it coming forward for development.

Whilst loss of Green Belt and change to landscape character would occur, the site suitability assessment concludes that redevelopment of this vacant land close to the station and other housing could enhance the character of the area. As set out in our regulation 19 representations, the Site-Specific Requirements in Appendix 6 of the LPSV provide adequate mitigation.

We have some minor comments relating to accuracy of some of the detail; these details need to be clarified in order to comply with the NPPF (paragraph 154).

The Site Suitability Assessment states that development of the site would involve the loss of the best and most versatile agricultural land. The site is not in agricultural production and is of a size and shape which make it unsuitable and uneconomical for modern agricultural production. It is described in the site assessments as "Vacant". Furthermore, it should be noted that all agricultural land surrounding Lower Sheering (and much of the district) is graded the best and most versatile agricultural land so the site is not unique in this characteristic.

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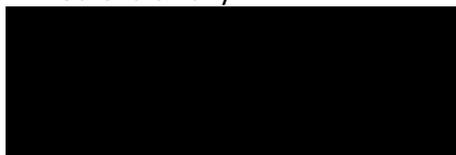
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The Site Deliverability Assessment states that the site is more than 800 metres from publicly accessible open space, however, it is less than 300 metres from the public footpath network at the Sawbridgeworth Marshes.

In conclusion, we support the conclusions of the technical assessments of site LSH.R1 which demonstrate that it is suitable, available and deliverable for the proposed development.

Yours faithfully



Rachel Bryan MRICS

Partner

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