

FMM Consultation 2022
Planning Policy
Epping Forest District Council Civic Offices
323 High Street
Epping
Essex CM16 4BZ

9th December 2022

Sent via Email to MMCons@eppingforestdc.gov.uk

Dear Sir/Madam,

Epping Forest District Council Local Plan – Consultation on Further Main Modifications – October/December 2022

Land at Forest Drive, Theydon Bois – Site Allocation ref: THYB.R1

We write with reference to the Further Main Modifications Consultation relating to the emerging Epping Forest District Council (EFDC) Local Plan, and in respect of the draft allocated site at Forest Drive, Theydon Bois (ref: THYB.R1). A location plan is appended to this letter for ease of reference.

This site has been the subject of previous representations to EFDC at earlier consultations. It is acknowledged that this consultation is limited to representations concerning the ‘further’ main modifications presented in the relevant consultation material. A representation to the previous main modifications consultation was submitted in September 2021, and the comments made then are still supported now.

Current Proposals and Further Main Modifications concerning THYB.R1

The continued inclusion of site THYB.R1 as a site for housing is supported. Anderson Group remains committed to delivering the highest quality scheme at this location, commensurate with the existing character of Theydon Bois. We are continuing to work positively with the Council, with particular regard to the application submitted in early 2021 (ref: EPF/0292/21) for a residential development in line with the emerging Local Plan.

While this application has been with the Council since early 2021, positive engagement has been maintained with the Development Management team at EFDC, and this has ensured a high quality development will be delivered in line with the updated draft Policy and in accordance with the proposed timescales.

The broader schedule of further modifications set out within ED145 reflect comments made by the Inspector since the last consultation, and that the reasons for the additional changes are considered sensible.

MM11 and *MM12*, showing the updated housing trajectory, are supported. As the LP Examination process has become somewhat protracted, it is positive that the trajectory used within the plan is updated to provide the latest data with regard to completions, and this is important for soundness.

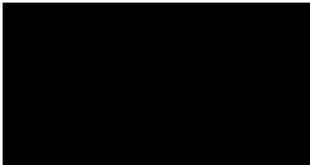
MM115 and the updates to Appendix 5 are also supported. Appendix 5 has been updated to show homes being delivered in Theydon Bois between 2023-2025, which is realistic given the status of the current planning application on site THYB.R1.

We note that there are no proposed further modifications to the mapping associated with identified sites within Theydon Bois, and this is supported.

Summary

We will continue to work closely with the Council to deliver this logical extension to Theydon Bois. If you require any further information about the site, or have any other queries, please do not hesitate to get in touch.

Yours faithfully,



Alasdair Sherry MRTPI
Senior Planning Coordinator

Appendix 1 – Site Location Plan Showing Location of Land at Forest Drive, Theydon Bois

