

**Examination of the Epping Forest District Local Plan 2011 – 2033**

Inspector: Mrs. Louise Phillips MA MSc MRTPI

Programme Officer: Mrs Louise St John Howe

[louise@poservices.co.uk](mailto:louise@poservices.co.uk) Mobile: 07789 486419

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14 July 2020

Ms. Jessica McSweeney,  
Carter Jonas,  
London W1G 0BG

**By email only**

Dear Ms. McSweeney,

I write in response to your letter of 2 July 2020 and apologise for the delay in responding. Since receiving your letter, I have consulted with the Council about the work it is doing in response to Action 9 of my advice and my understanding is consistent with yours, i.e. that it presently considers the Plan capable of delivering in excess of the 11,400 housing requirement without the need to allocate alternative sites. This is having taken account of the site deletions and capacity amendments that my advice entails.

I have not seen the detail of the Council's work on revising the housing land supply which I am now due to receive in September. Clearly my advice anticipates that alternative sites might need to be found to replace those to be removed if the housing requirement cannot then be met but, at this stage, it is for the Council to decide how it wishes to address the issues I have raised. I will need to consider whether its response is appropriate in due course, likely before the Main Modifications are issued for consultation later this year.

Yours sincerely,

**Louise Phillips**

INSPECTOR