

From: Laura Chase

Date: Thu, Oct 24, 2019 at 4:39 PM

Subject: RE: NORTH ESSEX AUTHORITIES STRATEGIC (SECTION 1) PLAN EXAMINATION [DEN-UK_ACTIVE.FID2250619]

To: Andrea Copsey

Dear Andrea –

Please can you forward the following reply to the Inspector-

The Avison Young report was commissioned by the North Essex Garden Communities - as noted in paragraph 1 of the document. NEGC Ltd is a separate company, and a potential promoter of the three garden communities. The Avison Young report was commissioned by NEGC Ltd in that capacity, and it was open to them to assess the viability on a different basis to the NEAs. The Avison Young report does not form part of the NEA's evidence base on which they are relying. The NEA will be considering the submission, alongside the other material submitted, and will note the support that it offers to the evidence based NEA view that the forms of development are viable. Similarly it is open to the Inspector to consider the material provided by NEGC Ltd in the same way that it is open to him to consider any other material submitted by respondents.

Regards, Laura

Laura Chase

Planning Policy Manager

Colchester Borough Council