



**Epping Forest
District Council**

www.eppingforestdc.gov.uk



**Representation form for Submission Version of the Epping Forest District Local Plan
2011-2033 (Regulation 19 publication)**

This form should be used to make representations on the Submission Version of the Epping Forest District Local Plan which has been published. Please complete and return by 29 January 2018 at 5pm. An electronic version of the form is available at <http://www.efdclocalplan.org/>

Please refer to the guidance notes available before completing this form.

Please return any representations to: Planning Policy, Epping Forest District Council, Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ

Or email them to: LDFconsult@eppingforestdc.gov.uk

BY 5pm on 29 January 2018

This form has two parts –

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Please attach any documents you wish to submit with your representation

Part A

1. Are you making this representation as? (Please tick as appropriate)

a) Resident or Member of the General Public or

b) Statutory Consultee, Local Authority or Town and Parish Council or

c) Landowner or

d) Agent

Other organisation (please specify)

December 2017

2. Personal Details**3. Agent's Details (if applicable)**

Title	MR	
First Name	PAUL	
Last Name	BEAUFLEURE	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	[REDACTED]	
Line 4	[REDACTED]	
Post Code	[REDACTED]	
Telephone Number	[REDACTED]	
E-mail Address	[REDACTED]	



6 December 2016

Dear Sirs,

Epping Forest District Local Plan

I read, with some concern, proposals for the release of Green Belt land for housing development in Sheering village. Articles in Sheering News (edition 126, December 2016, received today) are the first direct notification that I - and presumably many other Sheering residents - have received of these plans and the December 12 time limit for submissions.

My particular concern relates to the block of land SR-0033 (Figure 5.27, Site allocations for Sheering, in the Local Plan), which lies directly to the East and North of my house and garden, Quinces, The Street. Applications for housing development on the field abutting The Street (B183), that forms the greater part of SR-0033, have been refused on several occasions, including 1952, 1966 and 1986.

I objected to the 1986 application on the grounds that further housing development on land beside The Street would mar the local character of Sheering, that the development would add to vehicular traffic along The Street, with all the concomitant dangers and inconvenience outlined by Mrs Linda Ainsworth in her comments in December's Sheering News (pg - copy attached), and that housing on the field in question would overlook my house and garden, eroding the privacy currently enjoyed by my family. The proposed site allocation now extends the threat of housing development to the smaller rectangle of land to the North West of SR-0033, the field to the rear of my property, the effect of which is that my house and garden will be surrounded by development on all sides, with implications for the peaceful enjoyment - and market value - of Quinces. Further, I would point out that the electricity sub-station at the South-West corner of SR-0033 would constitute a hazard to residential housing. Adventurous children will always climb fences, even if discouraged by warning notices and reinforced barriers.

These remain my concerns and I would respectfully propose that the proposed release of block SR-0033 from the Green Belt is removed from the Local Plan.

Yours faithfully,

Paul Beaufrère

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

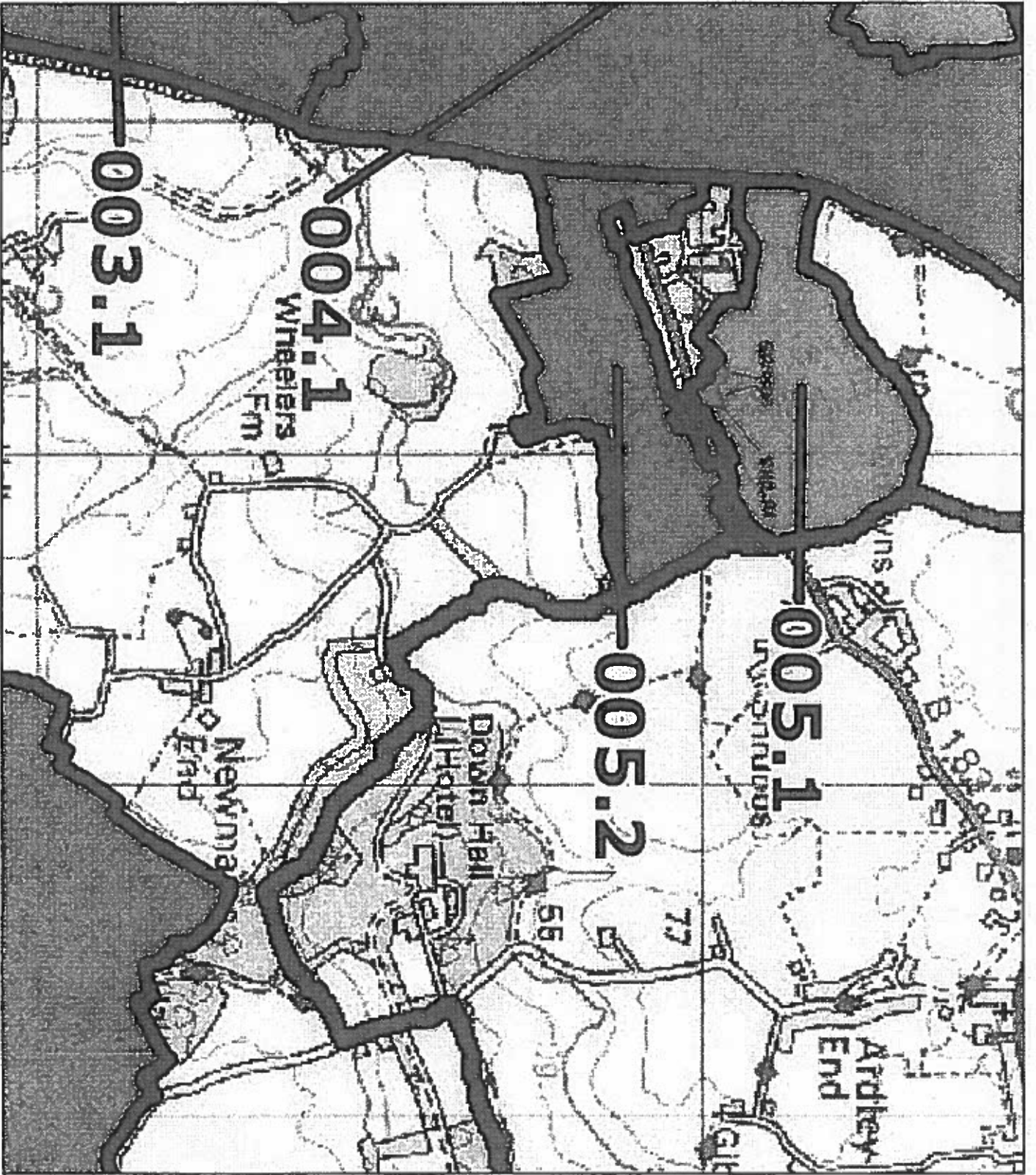


Exhibit 2

Part B – If necessary please complete a separate Part B form for each representation

4. To which part of the Submission Version of the Local Plan does this representation relate?
(Please specify where appropriate)

Paragraph Policy Policies Map

Site Reference Settlement

5. Do you consider this part of the Submission Version of the Local Plan:
*Please refer to the Guidance notes for an explanation of terms

a) Is Legally compliant Yes No

b) Sound Yes No

If no, then which of the soundness test(s) does it fail*

Positively prepared Effective

Justified Consistent with national policy

c) Complies with the duty to co-operate Yes No

6. Please give details of why you consider the Submission Version of the Local Plan is not legally compliant, is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance, soundness of the Local Plan or compliance with the duty to co-operate, please also use this box to set out your comments

I write with reference to the proposed inclusion of Land at Daubneys Farm (SHR.R1) in The Local Plan (Submission Version 2017), hereafter referred to as LPSV 2017, with the request that the proposed site allocation of SHR.R1 is excluded from The Local Plan.

Firstly, I note that the Green Belt boundary shown in LPSV 2017 has been moved so as to include SHR.R1 within the village envelope. Surely, boundary changes to the Green Belt have yet to be finally determined?

I previously wrote to you on 6 December 2016 (copy letter attached, Exhibit 1) expressing my particular concern about the site allocation of block SR-0033 in the Draft Local Plan (2016). I am relieved to see that a part of block SR-0033 has been removed from the LPSV 2017 proposals.

Chapter 1 of LPSV 2017, Introduction, Key Issues for the Plan to Address, includes section 1.44 point 4 *the continued protection of the Green Belt*, and refers on to chapter 2, Section 2.134 (p56) *Key Evidence, the Green Belt Review (Land Use Consultants 2016)*, hereafter referred to as GBRLUC 2016. Doubtless, a critical reason for excluding part of block SR-0033 from the LPSV 2017 proposals was the assessment of Green Belt parcels in GBRLUC 2016, where the harm to the Green Belt from releasing land in parcel 5.001 for development was assessed as High. I have attached (as Exhibit 2) detail from the map in GBRLUC 2016, showing parcel 005.1 which takes in all of block SR-0033 from the Draft Local Plan 2016 and block SHR.R1 from LPSV 2017. I submit that the summary assessment ratings applying to parcel 005.1 apply equally to SHR.R1 - which forms part of block SR-0033 - as they do to the part of SR.0033 that has been removed from the Local Plan proposals. Exclusion of one part of SR-0033 should apply equally to the remainder of SR-0033, i.e. site allocation SHR.R1

I therefore respectfully request that proposed site allocation SHR.R1 be removed from The Local Plan proposals, in order to render the Plan sound on the grounds of positive preparation and justification

Paul Beaufreire/20 January 2018

7. Please set out what change(s) you consider necessary to make the Submission Version of the Local Plan legally compliant or sound, having regard to the test you have identified in the question above *(Positively prepared/Justified/Effective/Consistent with National Policy)* where this relates to soundness. You will need to say why this change will make the Submission Version of the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Removal of SHR.R1 from the Local Plan (Submission Version 2017), in order to meet the criteria set out in the request detailed in Part B, Box 6, of this representation form.

Paul Beaufrere/20 January 2018

(Continue on a separate sheet if necessary)

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the hearings

Yes, I wish to participate at the hearings

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

To provide oral support for my written testimony.

Paul Beaufrere/20 January 2018

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick)

Yes No

11. Have you attached any documents with this representation?

Yes No

Signature:



Date:

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