

Stakeholder Reference:

Document Reference:

## Part A

### Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title	Mrs	
First Name	Madeleine	
Last Name	Paine	
Job Title (where relevant)		
Organisation (where relevant)		
Address		
Post Code		
Telephone Number		
E-mail Address		

## Part B

### REPRESENTATION

**To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?**

Paragraph: map 2.3

Policy: SP 4 Development and Delivery of Garden Communities in the Harlow and Gilston Garden Town

Policies Map: No

Site Reference: None of the above

Settlement: Roydon

**Do you consider this part of the Pre Submission Local Plan to be:**

Legally compliant: No

Sound: No

If no, then which of the soundness test(s) does it fail? Positively prepared, Effective, Justified, Consistent with national policy

Complies with the duty to co-operate? Don't Know

**Please give details either 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; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible.**  
**Please use this box to set out your comments.**

map 2.3 provides inadequate and incorrect information to the general public about the area designated for residential development. Existing residential homes are highlighted for proposed development. There is no allocation for green space whatsoever. An appendix 6 is mentioned at the bottom of the map, but none exists on line.

There is no evidence of participation of the local community and others having a stake in the area. The residents directly affected by the development proposals, (Old House lane and Epping Road), although informed by EFDC, have not been given the opportunity to engage directly with the planning department on a local level. The planning department has never once arranged to meet residents locally to discuss their views. All correspondence is carried out at a distance and based on EFDC prepared questions and answers.

The proposal to develop on green belt and within a conservation area is not consistent with national policy. The proposal also destroys the landscape character of the area and threatens the national collection of black poplar trees. The plan states that it wishes to prevent unrestricted sprawl and prevent the merging of settlements. If map 2.3 is correct, the settlements of Harlow and Roydon hamlet will merge.

**Please set out what change(s) you consider necessary to make the Pre Submission 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 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.**

SP4 needs to be completely re-assessed.

**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 oral examination

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

**Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination**

Yes

Signature: Madeleine Paine Date: 10/01/2018

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Epping Forest District Council

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