

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	michelle	
Last Name	hilton	
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:

Policy: SP 6 Green Belt and District Open Land

Policies Map: Yes

Site Reference: STAP.R1

Settlement: Stapleford Abbots

**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? No

**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.**

I consider the plan is not legal due to the following reasons.

Firstly the nature it was applied for, no previous correspondence was sent to the local residence prior to the site being added to the local plan. The site was only added 4 days prior to the current plan being issued and then the site reference was changed!! also the address has been published wrongly. The Council therefore fails in its duty to cooperate with local residence. There is also no proof on the council website that a site surveyor was carried out.

Flood Risk Stapleford Abbots is a Cat 1 High Flood risk area (images attached) There is a brook adjacent to the site that floods due to the lay of the land this excess water overflows onto the road outside the site and then subsequently onto the surrounding properties , this is due to the insufficient drainage and maintenance of this area.

Sewage Stapleford Abbots has a very old sewerage system which does not adequately support the houses that are in the village already, many properties have raw sewage leek onto their land and this then ends up in the brook, which in turn feeds into the River Rom. As a local resident Thames Water are fully aware of this situation and have been informed of this proposal.

Highways

Oak Hill Road is a notoriously busy route through Essex the Junction directly opposite (Tysea Hill) is prone to many incidents, causing the Road to be closed on a regular basis This is due to the severe lack of signage and no street lighting through the village.

Gas Pipe

Running through this field is a major gas pipe, I am informed by National Grid that this pipe is not to be disturbed under any circumstances

Village

The village itself could not cope with an extra 33 properties. (14 are currently being built) The school is over subscribed, there is no Doctors, extremely limited public transport and only a small village shop with no other public services offered. We hold small village status because that is what we are. The site in question also forms the only boundary between Stapleford Abbots and Havering Atte Bower, building here would be a contradiction of the Governments Policy on controlling Urban Sprawl.

**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.**

I feel that the site should be removed from the local plan as it does not comply to Regulation 18 of the planning guidelines. It has not been positively prepared and the local community has not been properly consulted and informed of its inclusion of the local plan.

**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: michelle hilton Date: 24/01/2018

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Epping Forest District Council

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