

Stakeholder Reference:

Document Reference:

Part A

Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title	Miss	
First Name	Lyn	
Last Name	Dalton	
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: None of the above

Policies Map: No

Site Reference: None of the above

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, 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.

Against the building of 33 house development on green belt Site STAP. R 1

It would have been a fair and reasonable expectation for all residents in the surrounding area to have been duly notified by the council. I received no notification or consultation as a resident

This site appears to be a new admission as it does not appear in the draft local plan in 2016. This draft plan did not consider the site suitable for development

This area already frequently floods and the council have concerns with small extensions due to additional surface run off. The development of this site would substantially increase the surface run off and flooding would be likely.

Lack of amenities in our small village to accommodate another additional 10 percent if this site alone is passed. In addition outline planning has been recently granted to numerous dwellings off Oak Hill Road.

Lack of local school places, ineffective public transport and the situation of site on dangerous bend would add to the potential traffic accidents

Mains drains cannot currently manage the current resident capacity.

We experience power cuts and a very poor internet that is so slow that even internet banking is problematic, the addition of houses that expect internet would mean even further stress on the exchange and would render the internet unusable. The government recognises that internet is a necessity but due the length from the exchange more houses would mean an even slower service below 1mb if at all

Sewage has been an issue in this area and several houses that have been built due to recent infill mean that they join the inadequate sewage pipes and issues of sewage backing up is common place. More houses without sufficient infrastructure investment would mean that the area could potentially suffer from hazards such as raw sewage, flooding, increased accidents on the bend of Oak Hill Road, lack of general amenities for new residents as we are only a small village and a population growth of over 10 per cent is untenable without investment in the local area and infrastructure.

From the amount of proposed housing a proportion would have to offered as affordable housing, if these residents cannot afford a vehicle secondary school journeys would be problematic as would visiting a doctor. The local council would need to invest in local transport and infrastructure for new residents to enjoy a reasonable expectation of services and quality of life. The area's recommended GP is in abridge and you would not be

able to attend this surgery if reliant on public transport which only runs every 90mins and not to this area at all.

I am opposed to the development due to no consultation and the lack of infrastructure and amenities in a small village without significant public investment.

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.

A consultation period with residents

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: Lyn Dalton Date: 2018-01-24

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Epping Forest District Council
Postmaster@Eppingforestdc.gov.uk