

Stakeholder Reference:

Document Reference:

Part A

Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title	Mr	
First Name	Gerardo	
Last Name	Spagnuolo	
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: P 15 Rural sites in the south of the District

Policies Map: No

Site Reference: None of the above

Settlement: Waltham Abbey

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 am a _____ and member of the Lea Valley Growers Association.

The Associations 2012 submission contained the following that applies to my site.

"The LVGA is optimistic about the future of the local horticultural industry, but for businesses to succeed they require a reasonably successful base from which to expand, and suitable land for expansion.

There are several examples of nurseries which do not have either of these. They are usually already in a poor condition, on a relatively small site with out of date glasshouses and facilities, and often landlocked due to adjoining land either being unsuitable or unavailable for expansion.

It is unreasonable to expect these businesses to invest to improve their existing site, without the prospect of being able to create a nursery of a viable size.

It is highly unlikely that such sites could attract outside investment. In these cases the LVGA believes that, in order to deal with the problem of present or eventual dereliction, the Council should designate such nurseries for new residential or commercial development.

There is a recent precedent for this approach. In the West Cheshunt area of Broxbourne Borough extensive nursery dereliction in the 1980s led to large swathes of nurseries being designated for residential development. On sites less well-related to the built up area Broxbourne Council adopted a policy of permitting low density development, at around 4/5 dwellings per acre, to preserve the character and appearance of the area.

The LVGA considers the following sites to be derelict, or approaching dereliction, with no reasonable prospect of expansion and therefore suitable for allocation for alternative use: -

Nursery, Sewardstone Road (SR-0084)

Due to surrounding dereliction we suffer from periodic vandalism and anti social behaviour that causes severe stress and property damage.

The council granted permission for housing on a viable glasshouse site (T/A Floralux) in Avey Lane, Waltham Abbey yet refuse to discuss housing on my site.

I do not agree that Glasshouse sites should be equally compared to open fields.

I therefore consider the authorities approach to be unsound"

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.

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

Yes, I wish to participate at the oral part of the oral examination

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

I wish to discuss my case as the council have refused to consider my situation.

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

Yes

Signature: Gerardo Spagnuolo Date: 24/01/2018

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