



**Epping Forest
District Council**

www.eppingforestdc.gov.uk

**epping forest district
planning our future
local plan**

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	MRS	MR
First Name	SARAH	DANIEL
Last Name	SHARP - SMITH	DRAYTON
Job Title (where relevant)		ASSOCIATE
Organisation (where relevant)		LPC (TRULL) LTD
Address Line 1	C/O AGENT	TRULL FARM
Line 2		TETBURY
Line 3		
Line 4		GLOUCESTERSHIRE
Post Code		GL8 8SQ
Telephone Number		01285 841433
E-mail Address		

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

PLEASE REFER TO SUPPORTING LETTER (ATTACHED)

(Continue on a separate sheet if necessary)

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.

PLEASE REFER TO SUPPORTING LETTER (ATTACHED)

(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:

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 Letter & Plan

Signature:

Date:

15/01/18



TOWN AND
COUNTRY
PLANNING
DEVELOPMENT
CONSULTANTS

15 January 2018

Our Ref: LPC.4260

Planning Policy
Epping Forest District Council
Civic Offices
323 High Street
Epping
Essex
CM16 4BZ

Dear Sir/Madam

**Town and Country Planning Act 1990
Representation to Submission Version of the Epping Forest District Local
Plan 2011-2033 (Regulation 19 Publication)
*Policy P 7 Chigwell – addition of site at Land At Rolls Park Farm High
Road Chigwell IG7 6DL***

On behalf of my client Mrs Sarah Sharp Smith, I am writing in response to Policy P 7 Chigwell of the Submission Version of the Epping Forest District Local Plan 2011-2033.

In its current form I consider the policy to be unsound as it has not been positively prepared, and is inconsistent with national policy for the following reasons: -

The National Planning Policy Framework (NPPF) requires local planning authorities to positively seek opportunities to meet the development needs of their area. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. In addition, one of central government's stated objectives in the NPPF is to boost significantly the supply of housing. At the present time the form in which this Plan has been drafted does not, in my opinion, meet these objectives.

Accordingly, I propose that in order to make the Plan more positively prepared, consistent with national policy, and therefore 'sound', further housing sites should be found and allocated in this Local Plan.

To this end, the list of sites provided under Policy P 7 should be increased to include the land edged red on the attached Site Plan. This site is known as Land at Rolls Park Farm, High Road, Chigwell, IG7 6DL and I am writing to inform you of my client's interest in promoting this land for new housing development.

My client is the owner of the land which has frontage onto the High Road and there are no impediments to this land coming forward as a housing site. The site is well contained by defensible field boundaries and well screen from the

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road by mature tree cover. In summary, this represents an ideal site to provide additional housing land in this part of the District.

Yours sincerely



Daniel Drayton
Associate
LPC Ltd

cc Mrs Sarah-Sharp Smith

Enclosures

Representation Form Parts A and B
Site Plan Showing Proposed Housing Site Edged Red

