



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)

2. Personal Details**3. Agent's Details (if applicable)**

Title	Mr	Ms
First Name	Simon	Louise
Last Name	Fulbrook	Morton
Job Title (where relevant)		Director
Organisation (where relevant)		Quadrant Town Planning Ltd
Address Line 1	Burycroft	The Office
Line 2	1 Bury Lane	14 Harcourt Close
Line 3	Epping	Henley on Thames
Line 4	Essex	OXON
Post Code	CM16 5RT	RG9 1UZ
Telephone Number	07790 901 667	01491 571 123
E-mail Address	sfulbrook@goodwinlaw.com	lm@quadranttownplanning.com

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

We support the Epping Forest Submission Version, specifically Policy P1 which allocates 11 sites in Epping for residential development, totalling 1,305 dwellings. The allocations are consistent with the Spatial Distribution Strategy outlined in Policy SP2.

The allocations are based on appropriate and robust evidence, which has tested the sensitivity of land around Epping to accommodate new residential development.

Policy P1 does not include Epping Sports Club and land off Bury Lane – a Green Belt site of some 9 ha – which was proposed for allocation in the Draft Local Plan, and we support the exclusion of this site.

The evidence supporting the Submission Version of the Plan did not justify the allocation of this site. In particular, the work undertaken by Chris Blandford Associates (Landscape Character Assessment and Settlement Edge Landscape Sensitivity), the Green Belt Assessment report by LUC 2016 and the Site Selection Report by Arup 2017, did not support the allocation of this site for residential development.

(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.

Q 6 cont'd

We draw the Inspector's attention to the objection by Quadrant Town Planning submitted on behalf of some 50 residents (appended to this representation), which draws on these reports and indicates why the Bury Lane site is not suitable for residential development.

Specifically, the Arup Stage 1 Review concluded that the Bury Lane site makes a strong contribution to the purposes of including land in the Green Belt. The landscape character of the site is defined by its openness. The retention of this site as Green Belt and its exclusion from Policy P1 is consistent with the NPPF.

It is considered that the strategic allocation of land in south Epping for residential development, based on the evidence contained in the above reports is appropriate, particularly having regard to the Green Belt criteria contained in paragraph 80 of the NPPF.

Attachment: Representations submitted on Epping Forest District Draft Local Plan dated 5th December 2016 on behalf of local residents of Bury Road, Bury Lane and Lower Bury Lane

(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

Signature:

Louise Morton

Date:

26.1.18
