

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	Caroline	
Last Name	Richardson	
Job Title (where relevant)		
Organisation (where relevant)		
AddressRedacted.....Redacted.....	, ,
Post CodeRedacted.....	
Telephone NumberRedacted.....	
E-mail AddressRedacted.....	

Part B

REPRESENTATION

To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?

Paragraph:

Policy: P 12 Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering and Stapleford Abbots

Policies Map:

Site Reference: LSHR.R1

Settlement: Lower Sheering

Do you consider this part of the Pre Submission Local Plan to be:

Legally compliant: Don't Know

Sound: No

If no, then which of the soundness test(s) does it fail? Effective

Complies with the duty to co-operate? Don't Know

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.

There is quite frequently a significant flow of water across the road running from the drain near the site towards the junction diagonally opposite. This section of the road, and the car parking to the flats opposite, have flooded previously and at least once, quite dramatically. I do not know if this is water draining from uphill of the site, or if there is a stream or ditch flowing into the drain. It seems that building on this site is likely to increase the likelihood of flooding on the road and land downhill of the site.

The site is a scrubby area of land bordered by hedges and provides habitats for a variety of wildlife. I have seen badgers passing through the site at night time in the direction of the grounds of Great Hyde Hall, possibly meaning it has long been a route-way for them bordering the agricultural land. Lower Sheering also seems to be a hot-spot for hedgehogs (whose numbers are declining), and this is the sort of habitat which would be used by them. This small parcel of green land proposed for development does seem to create a natural buffer between the agricultural land and the residential area, possibly helping prevent flooding and creating a wildlife corridor.

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 do not feel that this area of land should be included for development within the Local Plan because issues of flood-risk and biodiversity have been overlooked. If development were to go ahead, it seems that it would be necessary to include soak-aways or other features within the site to reduce the likelihood of flooding downhill. With regards to wildlife, there are ways in which developers could try and accommodate it, such as by leaving gaps under fences (some gravel boards are now manufactured with gaps in them), or by cutting and laying the hedges rather than removing them.

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: Caroline Richardson Date: 28/01/2018