

Stakeholder Reference:

Document Reference:

Part A

Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title	Dr	
First Name	Ian	
Last Name	Watts	
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: DM 4 Green Belt

Policies Map: Yes

Site Reference: NWB.R3

Settlement: North Weald Bassett

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? Positively prepared, Justified

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.

I do not believe a sufficient case has been made for, or justification of, the extent of proposed development in North Weald - specifically the area NWB.R3. Looked at within the district as a whole, the reduction in green belt land in the North weald area is grossly disproportionate to that proposed adjustment elsewhere in the district and, without convincing justification, wholly unfair to those living within the village.

More specifically, this proposed change to the green belt boundary I believe contradicts the stated aim in paragraph 2.150 that "The Local Plan seeks to protect and improve upon the quality of the natural environment in the District". The Flood Plain Meadow nature reserve located between NWB.R3 and Church Lane is a now well established and locally important reserve that contains important populations of flora and fauna that are now scarce in the wider agricultural landscape, both locally and regionally. The proposed reduction in the surrounding green belt will bring large scale housing development very close to this nature reserve and provide an insufficient buffer between this locally important nature reserve and the urban environment. The latter brings additional pressures from dog walkers and other leisure users which will impact greatly upon the nature reserve and threaten its future.

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 believe that the proposed change to the green belt boundary in NWB.R3 needs to be scaled back significantly, particularly away from the location of the Church Lane Flood Plain nature reserve. Any resulting loss in housing development opportunity in North Weald should be met elsewhere in the district. The allocation for housing development (and concomitant reduction in green belt area) should be balanced more fairly across the district as a whole.

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, and others, feel very strongly about the general and specific threats to the local environment in North Weald represented by the proposals in the Local Plan (Submission version) 2017 and feel that being restricted to making written representation places me at an undeserved disadvantage to other interested parties.

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

Yes

Signature: Ian Watts Date: 29/01/2018