

Stakeholder Reference:
Document Reference:

Part A

Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title	Mrs	
First Name	Nicola	
Last Name	McNelis	
Job Title (where relevant)		
Organisation (where relevant)		
AddressRedacted.....Redacted.....	I,
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: Yes

Site Reference: STAP.R1

Settlement: Stapleford Abbots

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? 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.

The plan is not consistent with national policy for the following reasons:

- The local council did not engage with any of the local community of the bordering borough (Havering)
- The plan that was put forward in 2016 did not include this proposal, this was only added four days before publishing
- The site is not suitable for development due to mains drainage not being efficient with the current houses in the area, adding significantly more will cause a major issue. Similarly, the village also has regular power cuts at the current time and would not be able to deal with more pressure on existing systems
- Flood issues are also a real concern due to the site being situated on a flood plane
- The local schoolRedacted..... cannot accommodate more pupils, many are already taught in a portacabin
- The road that would be used for access is an already dangerous one and access would make this worse
- The four areas of consideration for development in a green belt area have not been met. This site does not pass the greenbelt tests

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.

- Proper consultation, as legally set out with the community from both Epping Forest and Havering is required
- Meeting the four areas of consideration for green belt is required - although this site does not meet the greenbelt tests
- Amenities, schooling, power, road layout - makes the site not viable, even if the plans were changed
- The area is at risk of flooding - this is a major concern for the community

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: Nicola McNelis Date: 28/01/2018