



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	MS.	
First Name	JANE	
Last Name	GRAY	
Job Title (where relevant)	/	
Organisation (where relevant)	/	
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	[REDACTED]	
Line 4	[REDACTED]	
Post Code	[REDACTED]	
Telephone Number	[REDACTED]	
E-mail Address	[REDACTED]	

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

① THE INFORMATION ON MY SITE SUITABILITY ASSESSMENT IS INCORRECT. ∴ THE PLAN HASN'T BEEN POSITIVELY PREPARED OR SCRUTINISED PROPERLY.

② VARIOUS APPENDICES ARE NOT IN THE DRAFT AND "ARE TO BE FINALISED". ∴ THERE IS INCOMPLETE INFORMATION.

③ I WAS PROMISED MEETINGS THAT DIDNT MATERIALISE.

④ THE REGULATION 19 PART OF THE WEB-SITE WAS IMPOSSIBLE TO ACCESS DIGITALLY AND VERY CONFUSING TO NAVIGATE.

(Continue on a separate sheet if necessary)

ATTACHED

[REDACTED]

17th January 2018

[REDACTED]

Dear consultation team,

I have asked the Council why my application - [REDACTED] - has not gone forward. I would like it to be re-considered as many of the "facts" on the Site Suitability Assessment for my site are not correct.

I would be grateful to understand why my application dropped out of the process at Stage 3. I have read through a great deal of the criteria but there are important appendices missing, apparently to be finalised later. How can this draft be publicly consulted upon without the whole text, including the appendices, being available to the public? There seems to be an issue with non-transparency here.

As I have been advised to respond to this current consultation but I can only respond on the existing evidence and in the broadest terms as I do not have the appendices.

In the Site Suitability Assessment page for my site, I think you have got my land muddled with someone else's. Some of the facts are right but others are very wrong and I list them below.

The SLAA notes at the top of my Site Suitability Assessment page state "large amount of open amenity land, including an area which is used as a football pitch". I have no idea where this came from as the land is not amenity land and there has never been a football pitch on it. It is agricultural land as you correctly stated in 4.2. It can't be both

On the heading of the Site Suitability Assessment page I don't understand what SLAA site constraints means "Site is 100% covered by [REDACTED]" and Site Selection adjustment "capacity reinstated from overlapping site". As far as I know there is no overlapping site or neighbouring site.

1.3a Impact on ancient woodland - the qualitative assessment says my site is almost wholly within 250m buffer zone of [REDACTED] and [REDACTED]. Between my site and [REDACTED] are several fields, [REDACTED] woodland and a dual carriageway [REDACTED]. There is no way that my site falls within the 250 buffer zone around [REDACTED]. Could someone have muddled [REDACTED] with Latton [REDACTED]?

[REDACTED] is not an ancient woodland as it was unfortunately decimated by the Forestry Commission in the sixties and mainly replanted with conifers and the building of the M11 alongside was the final straw.

1.8b My family, having lived in the house, which used to be part of the site for more than 50 years, have never found any archeological remains despite farming and digging the land, so there has been previous disturbance.

4.1 States that the land is 200m from an existing settlement [REDACTED] but 3.2 3.3 3.4 & 3.7 variously state that the site is more than 400m, 2,400m, 1,000m and 2,400m from bus stop, employment or GP and local amenities, indeed 3.4 states that the site is 4,000m from local amenities. In fact [REDACTED] has a parade of shops called [REDACTED], which was granted planning permission for re-generation on 15/11/16. There is a bus-stop in [REDACTED] shops, post office, a church, doctor's surgery, pharmacy and thus employment opportunities and I would say that [REDACTED] certainly constitutes local amenities, in fact many more than would be seen in a village. So if the Site Suitability Assessment (4.1) states that the existing settlement [REDACTED] is 200m from my site, then my site can't also be 4,000m away from local amenities (3.4) - something is very wrong here.

5.1 The site falls within an area of high landscape sensitivity - I would challenge this, the site is bordered on one side by the [REDACTED] and on one side by [REDACTED]. The site slopes towards the [REDACTED] and is quite difficult to see from most areas. Did your consultants actually visit the site ?

I am most concerned that some of the factual content of your Site Suitability Assessment is clearly wrong and would like the opportunity to discuss this before appearing before the Inspector at the Examination.

As I wrote when I submitted my site, I am very keen to work with the Council to achieve a sustainable scheme of homes with lots of green space, innovative design and exciting opportunities if my application goes ahead. The site is adjacent to [REDACTED], a large wooded area, which lends itself to homes being part of the integral landscape with activity areas, creative spaces and community gathering places.

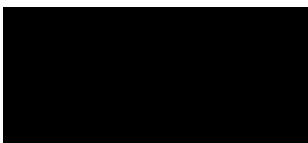
I would look for low to medium housing density with an emphasis on affordable starter homes and with some possible small-scale employment opportunities on site, easily achieved in the new digital age. Home working could be explored and self-build is another possibility. Sustainable building technique and design, both of homes and of community buildings, would be vital with energy saving ideas incorporated as a key part of the build plan. Add in cycle/walk/trim trail paths throughout the development and this would significantly be health-enhancing as well as creating a good place to live. I am a big fan of the principles of Active Design.

I agree that there would need to be a buffer zone to separate the housing from the M11 corridor and this could be thoughtfully planted to reduce any impact on air quality. Looking ahead, as electric cars become more prevalent, this will reduce the harmful air quality impact.

The site is currently in the green belt but now that the M11 motorway has been built, it would make more sense to use the motorway as the natural boundary for the Green Belt. I understand that small areas that make little sense can now be re-designated.

Unfortunately, I do feel that I have been unfairly treated in the compiling of the Local Plan, with many false promises but I would really like the opportunity to create an exciting, sustainable community on the land which my parents owned for over 50 years and where I was raised.

Kind regards,



Jane Gray

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.

THE PLAN IS UNSOUND AS DUE DILIGENCE WAS NOT USED IN ITS COMPIATION.

TRANSPARANCY IN DEALING WITH MYSELF, A LAND-OWNER, IS MISSING. PROMISED MEETINGS WERE PUT-OFF REPEATEDLY.

APPENDICES ARE STILL NOT FINALISED AND ONCE THE DRAFT 19 GOES THROUGH, THE OPPORTUNITY TO OBJECT OR POINT OUT ERRORS IS LOST.

THE WEBSITE MADE IT IMPOSSIBLE/DIFFICULT TO MAKE COMMENTS BRITALLY.

THESE COMMENTS ARE NOT "JUST A CHANGE IN WORDING" THEY ARE FUNDAMENTAL ISSUES.

(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

AND THE LEADER OF YOUR COUNCIL SAID I COULD.

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

I THINK MY POINTS SHOULD BE RAISED BEFORE THE INSPECTOR AS THEY GREATLY AFFECT THE VIABILITY OF THE PLAN AND THE TRUST THAT THE PUBLIC SHOULD HAVE IN THE PLANNING DEPT. AT EPPING, AND THE TRUST THAT GOVERNMENT PLANNING PROCEDURE IS TRANSPARENT AND ACCOUNTABLE.

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:



Date: