



## 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.**

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**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](mailto:LDFconsult@eppingforestdc.gov.uk)

**BY 5pm on 29 January 2018**

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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***

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### 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	<input type="text" value="Mr and Mrs"/>	<input type="text" value="Mr"/>
First Name	<input type="text" value="N.K."/>	<input type="text" value="C."/>
Last Name	<input type="text" value="Stacey"/>	<input type="text" value="Loon"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text" value="Springfields Planning and Development Ltd"/>
Address Line 1	<input type="text" value="██████"/>	<input type="text" value="15 Springfields"/>
Line 2	<input type="text" value="██████████"/>	<input type="text" value="Great Dunmow"/>
Line 3	<input type="text" value="██████████"/>	<input type="text" value="Essex"/>
Line 4	<input type="text" value="████"/>	<input type="text"/>
Post Code	<input type="text" value="██████"/>	<input type="text" value="CM6 1BP"/>
Telephone Number	<input type="text"/>	<input type="text" value="01371 878424"/>
E-mail Address	<input type="text"/>	<input type="text" value="chrisloon@springfieldspd.co.uk"/>

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**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

Please see attached letter of representation

Also refer to answer to Q7 below which addresses Q6.

*(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.

Please see attached letter of representation

The full extent of NWB.R3 and the related policy/map which allocates this site is not sound for reasons set out in the letter from Springfields Planning and Development Limited. Particular issues concern flooding, visual amenity, proximity to heritage assets, proximity to a waste water works and the amount of greenfield land being released at the western and northwestern edge of this site when there are better brownfield alternatives to the north of the North Weald Bassett Master Plan Area along Vicarage Lane. The extent of the NWB.R3 residential allocation is not suited in national planning policy terms due to the constraints and objections identified. It should be scaled back along its western and north-western boundaries with a resultant reduction in the housing allocated.

By allocating the suggested site set as out in the representations, which can accommodate the suggested loss of housing allocation from part of NWB.R3, the Plan will then be sound.

*(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:

These representations are made with a view to seeking amendments and addition to policy allocations at North Weald. By participating at the Examination Hearings this will allow the inspector to ask any questions regarding pertinent questions such as site suitability, availability and achievability.

A round table discussion will also allow the LPA to explain why it had provisionally allocated development land at the site and upon adjoining land as shown in the Regulation 18 Local Plan but has deleted this allocation in the Submission Version (Regulation 19) Local Plan. At time of writing, certain appendices of the LPA's Site Selection Report, were not made available and as such there was no opportunity for the public to scrutinise such evidence. These Appendices are a critical document and the first available opportunity to do so will be at the Examination Hearings. This opportunity should not be denied.

*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

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Signature:

Date:

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