

From: William Marr-Heenan <[REDACTED]> K>  
Date: 23 January 2018 at 13:33:21 GMT  
To: "[REDACTED]" <[REDACTED]>  
Cc: LDFconsult <LDFconsult@eppingforestdc.gov.uk>  
Subject: Epping Forest District Local Plan - Stapleford Abbots

Dar Marion

Thank you for your call today regarding the Local Plan, and specifically the site allocation in Stapleford Abbots STAP.R1. We have noted the typographical error in the name of this site allocation, and will correct this to read 'Land at Oak Hill Road' in the next version that will be published. We apologise if this caused any confusion.

In terms of the Council's assessment of site suitability at Stage 2, please see the Proforma on Page 5 of the document at the following link. The site was assessed using the site reference SR-0242. As I mentioned, this site was assessed again as part of the site selection work in 2017 in light of further evidence and updated information from the site promoter, however the detailed write of that assessment, including the capacity assessment which sets out how the allocation number of 33 homes was arrived at, is not yet available on the Council's website. It will be published as soon as it is available.

<http://www.efdclocalplan.org/wp-content/uploads/2017/12/A-B1.4.2-Extract-for-Stapleford-Abbots-p349-363-of-full-Appendix-EB801Gxv.pdf>

With regard to notifying Havering District Council, they were sent an email on 15<sup>th</sup> December 2017 notifying them of the publication of the Plan, and inviting them to make representations should they wish to do so.

In terms of notifying parish councils, on 6<sup>th</sup> December 2017 and again on the 15<sup>th</sup> December 2017, an email was sent to all parish councils informing them that the Local Plan is being published under Regulation 19 and a hard copy of the Plan was provided to each parish council. You now have a opportunity to make representations on any part of the plan, before the deadline of 29<sup>th</sup> January.

Do let us know if you have any queries that we might be able to answer to assist you in completing your representation.

Regards

**William Marr-Heenan**

Planning Policy Officer | Planning Policy | 01992564517  
Epping Forest District Council | Civic Offices | 323 High Street | Epping | Essex | CM16 4BZ

Please note our reception opening times are now: 9:00am - 1:00pm

For further information regarding Planning please use the web links below:

[Planning our Future - the new Local Plan](#) - Planning Policy

[Development Control](#) - Development Planning Applications and Planning Enforcement

[Building Control](#) - Contaminated Land and Dangerous Structures

[Countrycare](#) - Epping Forest District Council's award winning Countryside Management Service.



**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	MRS	
First Name	MICHELLE	
Last Name	MARKS	
Job Title (where relevant)	[REDACTED]	
Organisation (where relevant)	[REDACTED]	
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	[REDACTED]	
Line 4	[REDACTED]	
Post Code	[REDACTED]	
Telephone Number	[REDACTED]	
E-mail Address	[REDACTED]	

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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  Page   
Site Reference  Settlement  *STAP. R1 Typo error?* *Please see attached email for clarification*

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

The Plan number & representation of the area SRO242 is unclear. Residents not made aware of fundamental changes to the submission

(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.

Unable to gain access to page 5 on the link provided in the attached email dated 23 Jan 18. Submissions ~~shall~~ must be allocated the correct location address & appropriate site number. Re submissions must show previous submission details for the same site.

6.5. Contamination restraints - Any submission to council must have a contamination condition applied as per history of the area

*(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:

I have lived in [redacted] most of my life and am very fond of the area. Walking most weekends on the footpaths. Enjoying the wildlife. The countryside must be safeguarded & protected. There are a lot of bats in this area & I have noticed over the years we don't see as many. Their habitats gradually being destroyed by developments. The area outlined for submission backs onto footpaths that would be ruined by developments of houses & with the contamination conditions imposed by the council would make any development uneconomical. ~~If this submission is not declined our village will no longer be a village.~~

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: [redacted]

Date: 26/1/18