

**From:** robin mcnelis  
**Sent:** 27 January 2018 16:28  
**To:** LDFconsult  
**Subject:** Local plan representation

Please find attached my feedback, unfortunately your form would not allow editing correctly but the information is all there.

Please ensure that I am added to the list to be kept informed of future developments as this has not had proper consultation with local residents for the new additions to the 2016 draft.

Many thanks

Robin McNelis





**Epping Forest  
District Council**

www.eppingforestdc.gov.uk



## **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)

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**2. Personal Details**

MR ROBIN MCNELIS

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**3. Agent's Details (if applicable)**

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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	<input type="text"/>	Policy	<input type="text"/>	Policies Map	<input type="text"/>
Site Reference	<input type="text" value="STAP.R1"/>	Settlement	<input type="text" value="STAPLEFORD ABBOTTS"/>		

**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  Yes duty to co-operate  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

Oak Hill Road,  
Stapleford Abbots STAP.R1  
development on green belt not  
compliant with national policy  
on several conditions.

No consultation with local  
residents or Parrish Council and  
only added just before plan  
published, proposal for this site  
had previously been rejected as  
not suitable.

On a flood area

Gas pipe to village under field  
Local infrastructure not coping at  
present so 33 new homes would  
not help

Destroy the character of the  
village

No room at local school who  
were not informed/consulted  
Neighbouring borough (Havering)  
only informed during current  
period so again no proper  
consultation

*(Continue on a separate sheet if necessary)*

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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.

STAP.R1 should be removed from the plan as consultation has not been followed  
Alternative sites considered outside the limits of Stapleford Abbots, this would add around 10% to the current population of this creaking village

**Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

*(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 at the hearings**

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

*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:

Robin McNelis

Date:

27/01/2018

