

Stakeholder Reference:

Document Reference:

## Part A

### Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title	Mr	
First Name	Robin	
Last Name	McNelis	
Job Title (where relevant)		
Organisation (where relevant)		
Address		
Post Code		
Telephone Number		
E-mail Address		

## 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.**

No consultation of local community for this specific plan (2016 plan did not have this included, only added on 14th December 2017 with no consultation with those bordering site),

No consultation with bordering borough (Havering)

Does not pass multiple Green belt tests, would require destruction of hedgerow and multiple trees,

Fills in the natural border (even if not legal border) between Stapleford Abbotts and Havering

A housing estate is not in keeping with the character of the village,

Would increase traffic congestion in the village and knock on effects of increased pollution, Local primary school is not able to accept the extra children this development would bring, they were not consulted and are very against this plan

**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 process with all stakeholders and Green Belt assessment carried out and published

Look for more suitable sites - this plan for this site is flawed, it will get caught up in multiple objections if it ever gets to outline planning permission and ultimately result in additional cost to us, the council tax payers of EFDC

**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: Robin McNelis Date: 28/01/2018

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Epping Forest District Council

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