

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	Barry	
Last Name	Evans	
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 13 Rural sites in the east of the District

Policies Map: Yes

Site Reference: None of the above

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? Positively prepared, Justified, 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.

Objections to the development of site STAP.R1 in Oak Hill Road Stapleford Abbots.

The plan is not compliant with national policy for the following reasons;

- 1/ No consultation has been made with relevant stakeholders.
- 2/ The draft local plan did not include the Stapleford Abbots site.
- 3/ The current plan was presented on 18/12/17 the Stapleford Abbots site was only added on 14/12/17.
- 4/ The draft plan stated that the site was "not considered suitable".
- 5/ The 4 aspects of consideration for development in a Green Belt area have not been met, with benchmarking examples showing the proposed site would score highly therefore would be in breach of Green Belt protocols.
- 6/ Access to the proposed site would be adjacent to an existing junction with poor visibility and a history of road traffic accidents.
- 7/ Shortage of places and accommodation in the village primary school.
- 8/ Increased load on power supply in a village where power cuts are currently frequent.
- 9/ Increased load on existing mains drains which cannot cope with current demand.
- 10/ Risk of flooding from existing adjacent brook.
- 11/ Due to the proximity of the this site to the conservation area of Havering-Atte-Bower the development would create issues with the London Borough of Havering

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.

withdraw the proposal for Site STAP.R1 from the local plan at least until stakeholder consultation has been undertaken in accordance with National Planning Guidelines - Regulation 18 so as to avoid future legal argument on the validity of the process that has been undertaken.

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: Barry Evans Date: 27/01/2018

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Epping Forest District Council

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