

**From:** Barrie  
**Sent:** 28 January 2018 15:51  
**To:** LDFconsult  
**Cc:** Chris Whitbread; gchip@eppingforestdc.gov.uk  
**Subject:** Local Plan Regulation 19 Representation

**Attention: Planning Policy Team**

**Representation to the District Development Plan 2017 concerning the building of a 33 house development on Green Belt on Oak Hill Road, Stapleford Abbots. Site STAP.R1**

Having just viewed the late amendment made to the District Development Plan 2017 which impact on Stapleford Abbots, we would comment as follows:

- No consultation made with local residents and stakeholders. The draft local plan 2016 did not include this site and was only included 4 days prior to the final submission date of 18<sup>th</sup> December 2017 with a reply by 29<sup>th</sup> January 2018. The original draft plan stated that this site was not considered suitable.
- The four aspects of consideration for development in a green belt area have not been met with benchmarking examples showing that the proposed site would score highly and therefore would be in breach of green belt protocols.
- There is a main gas pipe running through the site.
- There are flood issues building on land close to a brook.
- Main drainage was installed pre 1940 and has difficulty coping with existing residential capacity.
- Water supply is inadequate in its low pressure.
- Power supply is subject to frequent interruption and is deemed to be inadequate for existing properties.
- Public transport to the village is poor and this would only result in an increase in private transport use.
- Oak Hill Road is a busy commuter link and any access to the site would increase the accident risk at the busy junction with Tysea Hill and blind bend from Havering-atte-Bower.
- The nearest local doctor is over five miles away and is not reachable by public transport. This is also true of the hospitals we are linked with.
- The local primary school is currently over-subscribed. Access to secondary education is only possible by private transport.

I therefore oppose the development of the site for the above reasons.

## B. Challingsworth

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