

Stakeholder Reference:  
Document Reference:

---

**Part A**

---

**Making representation as Agent on behalf of Landowner or Land Promoter**

	<b>Personal Details</b>	<b>Agent's Details (if applicable)</b>
Title	Mr	
First Name	Simon	Nigel
Last Name	Khurshid	Bennett
Job Title (where relevant)		Planning Consultant
Organisation (where relevant)	.....Redacted.....	Magenta Planning Ltd
Address	.....Redacted.....	6 Rowben Close, Totteridge, London N20 8QR
Post Code	.....Redacted.....	N20 8QR
Telephone Number	.....Redacted.....	.....Redacted.....
E-mail Address	.....Redacted.....	.....Redacted.....

---

## Part B

---

### REPRESENTATION

**To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?**

Paragraph: 5.154 to 5.157 inclusive

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: Yes

Sound: Yes

If no, then which of the soundness test(s) does it fail?

Complies with the duty to co-operate? Yes

**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.**

The emerging site allocation (STAP.R1 Land at Oak Hill Road) responds positively to the objectively assessed housing needs of the borough.

It is based upon the Council's sound evidence relating to housing needs and a robust assessment concerning the strategic role and characteristics of this part of the Green Belt.

The subject site allocation has therefore been fully justified by the Local Planning Authority and is consistent with national planning policy in the NPPF, particularly in terms of its emphasis upon delivering sustainable development and significantly boosting the supply of housing.

The development requirements specified at Appendix 6 (see pages 218 & 219) regarding trees and the revised Green Belt boundary have been incorporated into the initial indicative scheme design (see attached document)

It is intended that these proposals will now form the basis of a formal pre-application process with the Council's Planning Department so that a planning application is ready for submission at the earliest appropriate opportunity (timing to be agreed with Officers), and to enable to the speedy delivery of much needed housing (including affordable) to this part of the district.

(NB. Please note that the title of the 'Development Requirements' section at p219 erroneously refers to 'Oakfield Road' instead of Oak Hill Road. This should be amended for clarity.)

**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.**

**If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?**

Yes, I wish to participate at the oral part of the oral examination

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

In order to ensure that the Inspector is updated on the latest scheme proposals as they are advanced with the Planning Department and to be available to help answer any queries relating to the site

**Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination**

Yes

Signature: Nigel Bennett Date: 28/01/2018