

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	paul	
Last Name	Hoffman	
Job Title (where relevant)		
Organisation (where relevant)		
AddressRedacted.....	
Post Code		
Telephone NumberRedacted.....	
E-mail AddressRedacted.....	

Part B

REPRESENTATION

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

Paragraph:

Policy: None of the above

Policies Map:

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.

FAILURES IN LEGAL COMPLIANCE

Firstly, there has been no consultation period on STAP.R1 as required in regulation 18. There should have been a period of consideration of public comments before including this site in the final plan. It makes a mockery of the consultation process if housing developments can be included in the final plan with or without representations and asks the question, is there any point to the consultation process?

There are 300+ properties in Stapleford Abbots, none of the residents have been contacted from EFDC regarding STAP.R1 [REDACTED]Redacted..... . I should have been informed. Residents here have only been made aware of the housing development by local flyers being posted by neighbours which is unacceptable.

STAP.R1 is greenbelt, land that should only be built on in exceptional circumstances according to planning guidelines. EFDC have failed to provide details of the exceptional circumstances. When compared with the recent small development in Kensington park, Stapleford Abbots, STAP.R1 would score highly on the aspects for consideration, in breach of greenbelt planning guidelines.

The site has a boundary with Havering, building here is in breach of planning guidelines and contributes to urban sprawl.

OTHER AREAS OF CONCERN

The site is in a flood zone and experienced extensive flooding approx 2 years ago. The environment agency consider this land as high risk.

There is a large gas main under ground in the site, this has provided problems for neighbours building near to it. Celtica have confirmed this and a map detailing its entry exit point through the site has been requested by the Parish Council.

In terms of local infrastructure, the small village school is full to capacity, they have 3 portacabins in use to accommodate the overspill from the main building of approx 50% of the children. My children attended this school, the portacabins are cold in the winter and hot in the summer. The school has lost much of the playground to accommodate these structures and cannot cope with an further increase in numbers.

Stapleford Abbots is isolated from public transport there is a very limited bus service and residents are reliant on a car. The road is very busy at commuter times and there's no street lighting. Entry and exit to the site would be dangerous there is a blind bend and a busy junction opposite with Tysea Hill. [REDACTED]Redacted..... [REDACTED]Redacted..... vehicles break through the boundary fence on many occasions.

SUMMARY

In conclusion EFDC [REDACTED]Redacted..... failing to provide a consultation period for comments on STAP.R1 in line with Regulation 18 guidelines. There has been no period of consideration before including it in the final plan. There has been confusion for many residents who wish to comment but firstly have to understand the tests of soundness and failures in regulation guidelines in order to base their response. Also STAP.R1 was also listed with incorrect details of its location referred to as Oakfield Road causing further confusion. This development would increase the number of properties here by around 10%. A significant increase that should have prompted some kind of communication with residents from EFDC but there has been none. Because publication was held over the Christmas period there has been a shortened period for responses which has been difficult for our already disadvantaged residents who were alerted to it late following flyer distribution.

The site itself would require changes to the greenbelt, create cross boundary issues and contribute to urban sprawl all of which go against planning protocol. Furthermore, it would be unsuitable due to its location on a hazardous stretch of road, flooding issues, local school over crowding and is isolated from public transport.

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.

Remove STAP.R1 form the plan

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:

.....Redacted..... going forward I want to ensure I am fully aware of any future plans for a housing development that is intended to be literally on my doorstep

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

Yes

Signature: Paul Hoffman Date: 28/01/2018