



Representation form for Submission Version of the Epping Forest District Local Plan 2011-2033 (Regulation 19 publication)

This form should be used to make representations on the Submission Version of the Epping Forest District Local Plan which has been published. Please complete and return by 29 January 2018 at 5pm. An electronic version of the form is available at <http://www.efdclocalplan.org/>

Please refer to the guidance notes available before completing this form.

Please return any representations to: Planning Policy, Epping Forest District Council, Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ

Or email them to: LDFconsult@eppingforestdc.gov.uk

BY 5pm on 29 January 2018

This form has two parts –

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Please attach any documents you wish to submit with your representation

Part A

1. Are you making this representation as? (Please tick as appropriate)

b) Resident or Member of the General Public or

c) Statutory Consultee, Local Authority or Town and Parish Council or

d) Landowner or

a) Agent

Other organisation (please specify)

2. Personal Details**3. Agent's Details (if applicable)**

Title	<input type="text"/>	MR
First Name	<input type="text"/>	MICHAEL
Last Name	<input type="text"/>	GALLIMORE
Job Title (where relevant)	<input type="text"/>	PARTNER
Organisation (where relevant)	<input type="text"/>	HOGAN LOVELLS INTERNATIONAL LLP
Address Line 1	<input type="text"/>	ATLANTIC HOUSE
Line 2	<input type="text"/>	HOLBORN VIADUCT
Line 3	<input type="text"/>	LONDON
Line 4	<input type="text"/>	
Post Code	<input type="text"/>	EC1A 2FG
Telephone Number	<input type="text"/>	020 7296 2253
E-mail Address	<input type="text"/>	Michael.gallimore@hoganlovells.com

Part B – If necessary please complete a separate Part B form for each representation

4. To which part of the Submission Version of the Local Plan does this representation relate?
(Please specify where appropriate)

Paragraph Policy Policies Map
Site Reference Settlement

Please see "Regulation 19 objections on behalf of Peer Group plc"

5. Do you consider this part of the Submission Version of the Local Plan:
*Please refer to the Guidance notes for an explanation of terms

a) Is Legally compliant Yes No
b) Sound Yes No

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

Positively prepared Effective
Justified Consistent with national policy

c) Complies with the duty to co-operate Yes No

6. Please give details 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. Please be as precise as possible. If you wish to support the legal compliance, soundness of the Local Plan or compliance with the duty to co-operate, please also use this box to set out your comments

PLEASE SEE COVERING LETTER DATED 29 JANUARY 2018 AND THE REPORTS SUBMITTED WITH THESE REPRESENTATIONS FOR FULL DETAILS. IN SUMMARY:

- 1. IMPORTANT DOCUMENTS FOR THE COUNCIL'S EVIDENCE BASE HAVE NOT BEEN MADE AVAILABLE DURING THE CONSULTATION PROCESS**
- 2. THE SITE ALLOCATIONS FOR NORTH WEALD BASSETT FAIL TO RECOGNISE THE CLEAR ADVANTAGES, IN SUSTAINABILITY AND OTHER RESPECTS, OF THE ONGAR PARK ESTATE SITE PROMOTED BY PEER GROUP PLC.**

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 Submission Version of 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.

PLEASE SEE COVERING LETTER DATED 29 JANUARY 2018 AND THE REPORTS SUBMITTED WITH THESE REPRESENTATIONS FOR FULL DETAILS.

IN ORDER TO MAKE THE SUBMISSION VERSION OF THE LOCAL PLAN LEGALLY COMPLIANT AND SOUND THE STEPS IDENTIFIED IN THE ABOVE DOCUMENTS NEED TO BE TAKEN, INCLUDING:

- 1. ALLOWING AN APPROPRIATE PERIOD FOR THE REGULATION 19 CONSULTATION TO BE UNDERTAKEN. A PERIOD OF 6 WEEKS SHOULD BE ALLOWED FOLLOWING PUBLICATION OF ALL THE DOCUMENTS WHICH COMPRISE THE COUNCIL'S EVIDENCE BASE INCLUDING THE APPENDICES TO THE SITE SELECTION REPORT**
- 2. ALLOCATING IN POLICY P6 (NORTH WEALD BASSETT) THE SITE AT ONGAR PARK ESTATE PROMOTED BY PEER GROUP PLC**

(Continue on a separate sheet if necessary)

8. 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 the hearings

Yes, I wish to participate at the hearings

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

THE SITE AT ONGAR PARK ESTATE OFFERS THE OPPORTUNITY TO DELIVER A SIGNIFICANT AMOUNT OF RESIDENTIAL DEVELOPMENT ON A HIGHLY SUSTAINABLE SITE. THE ISSUES RAISED IN PEER GROUP'S REPRESENTATION GO TO THE HEART OF THE SOUNDNESS OF THE LOCAL PLAN.

FURTHER, THE ISSUES RAISED IN THESE REPRESENTATIONS ON THE LEGAL COMPLIANCE OF THE PLAN RAISE FUNDAMENTAL POINTS ON THE LEGALITY OF THE PLAN ON WHICH IT WILL BE IMPORTANT FOR THE INSPECTOR TO HEAR ORAL STATEMENTS.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

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

Yes

No

11. Have you attached any documents with this representation?

Yes

No

Signature:

Hogan Lovells International LLP

Date:

29/01/18