

Stakeholder Reference:

Document Reference:

Part A

Making representation as Resident or Member of the General Public

Personal Details	Agent's Details (if applicable)	
Title	Mrs	
First Name	Alison	
Last Name	Uncle	
Job Title (where relevant)		
Organisation (where relevant)		
Address		
Post Code		
Telephone Number		
E-mail Address		

Part B

REPRESENTATION

To which Main Modification number and/or supporting document of the Local Plan does your representation relate to?

MM no: 201

Supporting document reference: F. Epping Forest District Council Green Infrastructure Strategy (ED124A-G/ EB159A-G)

Do you consider this Main Modification and/or supporting document of the Local Plan to be:

Legally compliant: Yes

Sound: No

If no, then which of the soundness test(s) does it fail? Positively prepared, Effective, Justified, Consistent with national policy

Please give details of why you consider the Main Modification and/or supporting document is not legally compliant or is unsound. 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.

The environment of those directly affected by development of this area has been ignored entirely.

Please set out what change(s) you consider necessary to make the Main Modification and/or supporting document 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.

Development of area MM201, SHR R1 adjacent to Daubney's Farm, Sheering will have a negative impact on the environment, air quality, living conditions, house value, quality of life, flora and fauna of those living next to and opposite this proposed development.

The existing access to Daubney's Farm is a public footpath. There is limited possibility of developing this access as there is garden one side and a ditch the other. The farm end of the access regularly floods as it is.

The area is one of the very few (3), rare, cherished green spaces along this stretch of road.

Daubney's Farm is listed, the houses either side of the farm are both approx 200 years old. The farm has no foundations and contains many original features which are detailed in its listing. The cottages at the top of the access will be seriously negatively affected by any works undertaken and vehicular access during construction and afterwards very likely causing structural damage. Houses opposite the access are also listed.

Additional vehicles using the access/public footpath will be devastating to the property adjacent to it, in terms of living conditions, air quality, noise, property value, and quality of life. The only access to the rear of this property is the existing farm access so that will be negatively impacted by area development and cannot be impeded at any time.

The area currently consists of grazing land for horses (paddock), various grasses and other flora, trees, hedgerows and all associated fauna. Having less of this type of land by arable farmland could negatively affect the local crop output.

This area of land is already in use as stated above as grazing land. Other areas are not and development should be chosen over this one. Other areas also are not bordered on all sides by listed properties and old properties.

The benefit of keeping the land as it is far outweighs the benefit of just 10 small houses instead. It is simply profit over sense or health.

Signature: Alison Uncle Date:
28/08/2021