

Stakeholder Reference:

Document Reference:

## Part A

### Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title	Ms	
First Name	Carole	
Last Name	van Praag	
Job Title (where relevant)		
Organisation (where relevant)		
Address		
Post Code		
Telephone Number		
E-mail Address		

## 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: Yes

Site Reference: THOR.R1

Settlement: Thornwood

**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? Positively prepared

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.**

Regarding Thornwood, the selected site THOR R1 at Tudor House is not suitable to build approximately 124 houses on. The said land consists of mainly clay soil and is regularly waterlogged. Currently excess rainwater runs downwards towards Brookfield and already causes some flooding after a heavy downpour. Brookfield is built on a hill, therefore any surplus rainwater caused by building houses in such a large number plus parking spaces on THOR R1 (i.e. the land behind and above Brookfield) will prevent normal soakage. This surplus rainwater will go through Brookfield and will run down to Weald Hall Lane and would add to the flooding already experienced in Weald Hall Lane, Duck Lane and Thornwood High Road (B1393).

Epping Forest district council planning department told me on 28th February 2011 that the land backing on to Brookfield (THOR R1) was in the Metropolitan Green Belt where there is a planning policy presumption against residential development unless very special circumstances outweigh the harm to the Green Belt or any other planning harm. Any possibility of gaining planning permission would have to be agreed by Members of the Council's District Development Control Committee and then reported to the Secretary of State for Communities and Local Government who then can decide whether to call the application in for his determination.

**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.**

please see above

**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 oral examination

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

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

Yes

Signature: Carole Van Praag Date: 28/01/2018

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Epping Forest District Council

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