Epping Forest District Council
www.eppingforestdc.gov.uk

epping forest district
planning our future
local plan

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

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Part A

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

a) Resident or Member of the General Public ☐ or

b) Statutory Consultee, Local Authority or Town and Parish Council ☐ or

c) Landowner ☐ or

d) Agent ☑

Other organisation (please specify)

2. Personal Details		3. Agent's Details (if applicable)
Title	MR	MR
First Name	WILLIAM LEE	WILLIAM
Last Name	LEE	LEE
Job Title (where relevant)	PRINCIPAL	PRINCIPAL
Organisation (where relevant)	GREENHUNT	GREENHUNT
Address Line 1		50 JERMYN ST.
Line 2		ST. JAMES'S
Line 3		LONDON
Line 4		
Post Code		SW1Y 6LX
Telephone Number		020 7917 1877
E-mail Address		william.lee@greenhunt.co.uk

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 SP2 | Policies Map 2.5

Site Reference ~~land to rear Oxford Place,~~ East of River Mole Settlement Lower Sheering - Sheering Parish

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 attached representation. The council has failed to justify why the site was excluded from selection, and if it had it should have been able to increase its delivery numbers and considered the Green Belt Boundary alteration here.

(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.

Exclude the red and orange areas on attached Land Registry Plan from the Green Belt.

(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:

To explain in detail the illogicality in not considering the site, as in the detailed representation.

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: .....Redacted..... Date: 29/1/18

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 [P12] Policies Map [5.21]

Site Reference [East of River Rea] Settlement [Land at rear Luxford Place, Lower Meering, Meering Parish CM21 9JB]

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 attached representation. The site should not have been excluded from selection as it exceeds 0.2ha and was represented to deliver 5 houses. The attached more detailed boundary plan of how the site may be laid out still indicates 0.3 ha is developable, and my client now suggests if it transpires you do not agree your selection criteria were unsound that it is prepared to offer 6 houses

(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.

Show the area edged red and coloured orange on plan 5.2 as a residential site.

(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:

To explain in detail our case and the position on the ground, and how this would make a logical site hard up against and accessible from the existing settlement (and further recently consented adjoining windfall development in the Green Belt).

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: [signature] Date: 29/11/18