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	Ergin	
Last Name	Dikmen	
Job Title (where relevant)		
Organisation (where relevant)		
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Part B

REPRESENTATION

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

MM no: 21

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.

NONE

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.

I object to the Change of Green belt status and use for housing of the land show in the documents as SP4.3 / SP5.3. Records for Sheering village go back to 1086, since that time the village has grown, but has maintained its charm, and remains a village separated from the nearest towns by Green belt which provides countryside and farmland views. The proposals set out would merge Sheering with Harlow Town, the village would therefore lose its village status, lose its rural environment, and residents of Sheering, Harlow, Sawbridgeworth, and the surrounding villages would lose the Green space which is enjoyed by many. The National Planning Policy Framework published 27 March 2012 paragraph 137 onwards states;
The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes: a) to check the unrestricted sprawl of large built-up areas; b) to prevent neighbouring towns merging into one another; c) to assist in safeguarding the countryside from encroachment; d) to preserve the setting and special character of historic towns; and e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The context of the wider area of Harlow, the surrounding villages, Sawbridgeworth and Bishops Storford means the needs are spread across three local area authorities. All three of the district councils have seen large areas of housing added in the last decade with 1000,s of new homes added in the last 5 years and the local plans for all three councils show new land already allocated for many 1000s more. In total in excess of 25,000 new homes are planned and yet to be built. It is therefore unproven as to the need for yet more green belt land to be lost to housing. Nor is it reasonable to lose precious green belt land to other forms of development use (such as a new hospital) than is absolutely necessary. 1,000's of homes are already allocated directly adjacent to the south in the Harlow Local Plan providing all housing that could possibly be needed in this area and already damaging the historic value of the village of Churchgate Street. The possibility of a new Hospital may be a valuable asset to the area but the plan does not then include the land that would be released by closing the current PAH stated as over 500 homes, in addition to this, there is no reason why a new Hospital cannot be built on a Brown field site. There is long established policy by EFDC to retain green belt land as green breaks between urbans areas and especially to preserve the definition of our historic villages. Development of this land (and the land to the south as proposed by HDC) would effectively not only mean the complete loss of Churchgate street as a village it would effectively join it to Sheering. The value of our historic villages must not be lost for future generations to understand the landscape in which they live. The villages of Great Parndon, Latton, Tye Green, Staple Tye, Little Parndon, and Netteswell have all but been lost forever. A significant green belt space must be retained to protect the historic nature of Sheering as a separate village. The loss of natural habitat and valuable countryside is also of real importance. This land has significant natural beauty and wildlife habitats with water courses from the surrounding higher ground draining into Pincey Brook where the lower lying ground is a flood plain. Many species of wildlife from Voles, Stotes, newts and ground nesting birds; to Deer and badgers; birds of prey including, Buzzards, kestrels and Red Kites can regularly be seen here. Development of the land will damage the delicate ecosystems that support this wildlife. The land is a flood plain and any development will exacerbate flooding to a damaging level. The Buzzards and Red Kites have already moved north over sheering where they were not seen before which is highly likely due to the loss of their habitat from to the development of the M11 J7a link road. I proposed that part of the land in question could be used for some development under specific conditions. 1. The Land north of the J7a link road MUST be retained as Breen Belt to protect the separation of the historic Village of Sheering and the delicate natural habit of the flood plain and surrounding fields and woodlands. 2. The new Hospital should be built on a Brown field site, there is no requirement for a public Hospital to be surrounded by Green space.

Signature: Ergin Dikmen Date:
14/09/2021