

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	Paul		
Last Name	Beaufrere		
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: 21

Supporting document reference: K. Statement of Common Ground Addendum East of Harlow, September 2020 (ED122A-B)

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.

Release of Green Belt is unacceptable and stated in document K: Statement of Common Ground Addendum East of Harlow, September 2020 (ED122A-B)

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 support wholeheartedly the Sheering Parish Council ("SPC") response to MM21 (EFDC ref: FS-CASE-360976341) and believe that the SPC objections summarise the views of the vast majority of Sheering Village residents. (For sake of certainty, the SPC conclusion is appended below).

I enjoy the rural character of my village and see only disadvantage, disturbance and planning blight in the threat of a minimum of 750 homes on the MM21 site, which will remove the green break between ourselves and Harlow and result in our being engulfed in the urban conglomeration that is Harlow, via a virtually unbroken ribbon of development from the south end of Harlow to the eastern end of Sheering.

Furthermore, given the inevitable threat of increased traffic flow on the B183 through Sheering and additional erosion of the Green Belt in the area, MM21 worsens the outcome of the changes to the Green Belt in the emerging Local Plan as it currently stands. I contend that had Modification MM21 been considered in conjunction with original proposals in the Submission Version during the consultation process, the changes to Green Belt and prospective additional housing considered and approved by the Inspector under the headings SHR.R1, SHR.R2 and SHR.R3 might well have had a different outcome.

In particular, the objections to additional housing on The Street, Sheering, in areas SHR.R1 and

SHR.R3 in the Submission Version of the Local Plan (ref MM201 and MM203 in the Main Modifications) raised in the review process would have carried much additional weight.

I therefore submit that Main Modification MM21 should be set aside; but that should this submission fail, then the composition of Policy P 12, paragraphs SHR.R1 and SHR.R3 of the emerging Local Plan (ref MM 201 and MM 203 in the Main Modifications), should be revisited before their inclusion in the final version of the Local Plan. Removing SHR.R1 and SHR.R3 from the Plan would help preserve the rural character of Sheering village. Retaining green lungs on The Street, Sheering, preserves the diversity - of residential, commercial, fields, hedges and ponds - that characterises a village in, and surrounded by, the Green Belt.

Sheering Parish Council submission (EFDC Ref: FS-CASE-360976341).

Conclusion (see reference in first paragraph above)

In conclusion, the Draft Green Belt Review Stage One, June 2015, states that, perhaps the strongest strategic network of parcels, (including the proposed development area parcel) preventing sprawl are those bordering Harlow to the west, south and east. The Green Belt designation on the boundary of Harlow is critical as in many instances there is little else to protect the sprawl of Harlow. Whilst the M11 may be considered an effective boundary preventing Harlow merging with Sheering, we do not accept that this is as effective as the current Green Belt status of the proposed development area and this suggestion should be discounted. MM21 states that a 'build to line' between the new East of Harlow development and Sheering needs to be agreed. This must be defined as the new M11 junction 7a spur road with no further development to take place to the north of that line. The residents of Sheering believe that the aforementioned facts clearly set out and demonstrate that further development, and the loss of the Green Belt status of the proposed area as outlined in the Main Modification Document, is not sustainable and should be dismissed at consultation stage and not considered any further.

Paul Beaufrere/15 September 2021

Signature: P.H.Beaufreire Date:
15/09/2021