

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	Barbara	
Last Name	Lowings	
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: Objection to the planning permission

Policy: None of the above

Policies Map: No

Site Reference: STAP.R1

Settlement: Stapleford Abbots

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, Effective, Justified, Consistent with national policy

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.

we have not been offered the required 6 week consultation period for objections which is required as to comply with the national planning guidelines regulation 18

the council has not written to any residents to inform us of the proposal

The land is designated green belt and the 4 aspects for consideration when building on greenbelt have not been met, this does not comply with greenbelt protocol

The site forms a boundary with havering which would create cross boundary issues and contribute to urban sprawl, this does not comply with planning protocol

There is an old 6 inch sewer pipe which will be too small to accommodate the 33 new houses as it struggles to cope with the houses already built (it overflowed in December 2017)

The field is on a bend where there have been many accidents already and adding approx 66 more cars will only cause more accidents, this junction is already a very busy road during the morning and evening rush hour and traffic already builds up along Tysea Hill.

There is a national grid pipe line through the field and housing should not be built there.

we suffer from eclectic power cuts as it is and building more houses will only create more power cuts.

The field is a Flood plan and not fit for housing.

The local school cant take extra children as it is only a very small village school with mixed year classes.

The local doctors will have a problem accommodating all the extra patients

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.

they have not offered the required 6 week consultation period for objections to be made on it, this does not comply with national planning guidelines

they have not written to residents informing us of their proposal

the land is designated greenbelt land and the 4 aspects for consideration when building on greenbelt have not been met, this does not comply with greenbelt protocol

The site forms a boundary with havering which would create cross boundary issues and contribute to urban sprawl, this does not comply with planning protocol

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: Barbara Lowings Date: 28/01/2018

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Epping Forest District Council