

From: Barrie
Sent: 28 January 2018 15:51
To: LDFconsult
Cc: Chris Whitbread; gchip@eppingforestdc.gov.uk
Subject: Local Plan Regulation 19 Representation

Attention: Planning Policy Team

Representation to the District Development Plan 2017 concerning the building of a 33 house development on Green Belt on Oak Hill Road, Stapleford Abbots. Site STAP.R1

Having just viewed the late amendment made to the District Development Plan 2017 which impact on Stapleford Abbots, we would comment as follows:

- No consultation made with local residents and stakeholders. The draft local plan 2016 did not include this site and was only included 4 days prior to the final submission date of 18th December 2017 with a reply by 29th January 2018. The original draft plan stated that this site was not considered suitable.
- The four aspects of consideration for development in a green belt area have not been met with benchmarking examples showing that the proposed site would score highly and therefore would be in breach of green belt protocols.
- There is a main gas pipe running through the site.
- There are flood issues building on land close to a brook.
- Main drainage was installed pre 1940 and has difficulty coping with existing residential capacity.
- Water supply is inadequate in its low pressure.
- Power supply is subject to frequent interruption and is deemed to be inadequate for existing properties.
- Public transport to the village is poor and this would only result in an increase in private transport use.
- Oak Hill Road is a busy commuter link and any access to the site would increase the accident risk at the busy junction with Tysea Hill and blind bend from Havering-atte-Bower.
- The nearest local doctor is over five miles away and is not reachable by public transport. This is also true of the hospitals we are linked with.
- The local primary school is currently over-subscribed. Access to secondary education is only possible by private transport.

I therefore oppose the development of the site for the above reasons.

B. Challingsworth

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