

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

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 [REDACTED])

Title	<input type="text" value="Mr"/>	<input type="text" value="Mr"/>
First Name	<input type="text" value="Steve"/>	<input type="text" value="Ed"/>
Last Name	<input type="text" value="Allan"/>	<input type="text" value="Kemsley"/>
Job Title (where relevant)	<input type="text"/>	<input type="text" value="Director"/>
Organisation (where relevant)	<input type="text" value="[REDACTED]"/>	<input type="text" value="Peacock & Smith Ltd"/>
Address Line 1	<input type="text" value="[REDACTED]"/>	<input type="text" value="Second Floor"/>
Line 2	<input type="text"/>	<input type="text" value="2 Sycamore Street"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text" value="[REDACTED]"/>	<input type="text" value="London"/>
Post Code	<input type="text" value="[REDACTED]"/>	<input type="text" value="EC1Y 0SF"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address	<input type="text" value="[REDACTED]"/>	<input type="text" value="[REDACTED]"/>

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 Policies Map

Site Reference Settlement

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

We do not consider that the draft Local Plan 'Justified'. The Council's decision to allocate the referenced residential sites (in particular NAZE.R1, R3 and R4) under draft 'Policy P 10 Nazeing' is not the most appropriate strategy and we highlight some clear concerns about the robustness and credibility of the evidence base which has informed this decision. Furthermore, we consider that our client's site at Fernbank Nursery should be allocated for residential development as an alternative and we set out the reasons on the attached statement.

(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.

Draft Policy P 10 Nazeing should be amended so that the attached site at Fernbank Nursery is included as an alternative 'Residential Site' to those listed under the draft policy. Please see further comments on the attached.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. ***After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.***

(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 answer any questions about the Fernbank Nursery site in terms of its suitability and deliverability.

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?

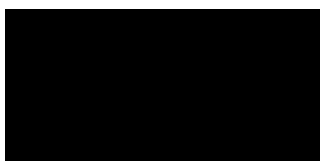
☒

Yes

☐

No

Signature:



Date:

29/01/18
