

Epping Forest District Council

Epping Town Neighbourhood Plan

Regulation 16 Publication response form

This form may be photocopied or downloaded from the website. Further printed copies can also be obtained from the Council. **Please return by 4pm on Monday 21 October 2024.**

This form can be returned by e-mail to LDFconsult@eppingforestdc.gov.uk by post to **Planning Policy, Civic Offices, High Street, Epping CM16 4BZ**. Email is the Council's preferred method of receiving comments, as it will help us to handle your representation quickly and efficiently.

Comments are invited, regarding whether the Epping Town Neighbourhood Plan and supporting documentation fulfil the "basic conditions", as required by paragraph 8 (1) (a) (2) of Schedule 4B to the Town and Country Planning Act 1990 (inserted by the Localism Act 2011).

If you wish to make comments about the draft Neighbourhood Plan, please specify which of the "basic conditions" you are commenting on. Comments should set out a justification as to why you consider that the basic condition has **NOT** been met, or why you consider that the basic condition has satisfactorily been met. You can also suggest improvements or modification to the draft Neighbourhood Plan.

All comments will be forwarded on to the appointed Examiner for the Plan. You should not assume that there will be an opportunity to add further information, although the Examiner may request additional information from you.

The regulations require that any representations made during the publication period must be submitted to the Examiner together with a summary of the main issues raised. Therefore, comments cannot be treated as confidential, although personal details will not be made publicly available.

Epping Forest District Council will submit all representations made to the Examiner if returned by the deadline. However, please note that late representations will not normally be accepted.

Personal Details		Agents Details (if applicable)	
<i>Organisation Name:</i>	Wates Developments	<i>Organisation Name:</i>	Vincent & Gorbng
<i>Contact Name:</i>	John Tarvit	<i>Contact Name:</i>	Jacob Kaven
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Part 1

Five “basic conditions” form the statutory requirements for the draft Neighbourhood Plan. These require that the Neighbourhood Plan:

Please tick the relevant basic condition / supporting documents and submit a separate Part 2 form for each of the basic conditions / supporting documents you are commenting on

a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make neighbourhood plan).	✓
d. the making of the neighbourhood plan contributes to the achievement of sustainable development.	✓
e. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).	✓
f. the making of the neighbourhood plan does not breach and is otherwise compatible with EU obligations.	
g. prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.	

NB Basic conditions b and c in the above list have been omitted as they only apply to Neighbourhood Development Orders.

Other supporting submission document and supporting documents. Please specific which document you wish to comment on: Green Open Spaces Protection Designation <hr/>	✓
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Part 2

Question 1

Why do you consider that the draft Neighbourhood Plan and/ or supporting documents do/ do not meet the specified “basic condition”? Please provide a brief summary of your comments.
<p>The accompanying detail response report has been prepared by Vincent and Gorbing on behalf of Wates as landowner of Land at Stonards Hill in respect to the Regulation 16 Epping Town Neighbourhood Plan (ETNP). Wates has a specific land interest within the Neighbourhood Plan, which can be described as land north of tube line, east of Epping, south of Theydon Grove and west of Stonards Hill road.</p> <p>The Regulation 16 ETNP Plan does not meet Basic Condition a) as it does not meet the specified NPPF criteria for the application of Local Green Space designation to The Site nor has sufficient evidence been provided to justify the policy designations.</p>

The ETNP does not meet Basic Condition d) as designating The Site Local Green Space undermines plan making / sustainable development in Epping Town, which is inconsistent with NPPG. The ETNP does not meet Basic Condition e) as the LGS designation is further contrary to NPPG guidance in that it would result in hindering future growth within Epping and the wider District; would not endure beyond the plan period; and is an unnecessary layer of protection given its Green Belt status.

The LGS and Wildlife Corridor designation on The Site are not supported by sufficient evidence base. Particularly, the 'Green Open Spaces Protection Designation' document does not assess The Site nor demonstrate how tests set out at paragraph 106 of the 2023 NPPF are satisfied.

Please see accompanying detailed Representations Report for further information.

Detailed explanation and proposed modifications. Please give further details of your opinion and the reasons for it, as well as any proposed improvements or modifications to the Plan (continue on a separate sheet as necessary).

Remove any reference within the ETNP to Land at Stonards Hill being a Local Green Space, Wildlife Corridor, and potential expansion of Epping Forest.

Undertake a review of housing delivery requirements within Epping to reflect the direction of travel with national policy, and early review of local need.

As a consequence of this, consider potential additional sites for development within Annex 1 and identify safeguarded sites within Policy 3 and on the Proposals Map.

Please see accompanying detailed Representations Report for further information.

Question 2

The appointed examiner will consider all representations received by the deadline (**4pm on 21st October 2024**). Normally, the examiner will seek to consider all responses through written representations. However, occasionally an examiner may consider it necessary to hold hearing sessions to discuss particular issues.

Please indicate whether you would like to request to be heard before the examiner at the Neighbourhood Plan Examination Hearing: **Yes**

If you have indicated that you wish to attend the Examination, please explain why you consider this to be necessary. Please note that this is entirely at the discretion of the examiner:

We would appreciate the opportunity to state our case should the LGS and Wildlife Corridor designations remain on The Site.

Question 3

Please indicate whether you wish to be notified of either or both of the following:

The publication of the recommendations of the Neighbourhood Plan Examiner

YES

Final "making" (adoption) of the Neighbourhood Plan by Epping Forest District Council

YES

Signature:



Date: 21/10/2024

Thank you for taking the time to respond.