

# 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](mailto: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>	Thames Water Utilities Limited	<i>Organisation Name:</i>	
<i>Contact Name:</i>	Chris Colloff	<i>Contact Name:</i>	
<i>Address:</i>	Clearwater Court Vastern Road Reading Berkshire	<i>Address:</i>	
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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.	<u>X</u>
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).	<u>X</u>
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: _____	
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# Part 2

## Question 1

<b>Why do you consider that the draft Neighbourhood Plan and/ or supporting documents do/ do not meet the specified “basic condition”?</b> Please provide a brief summary of your comments.
In relation to Policy 15 Thames Water support the requirement for basement development to be in accordance with the Local Plan policy DM12 ‘Subterranean, Basement Development and Lightwells’. Policy DM12 requires that development should not increase flood risk to the property. In this respect it is recommended that all new basement development should be protected from the risk of sewer flooding by installing a positive pumped device or similar.

**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).

To help ensure new development is protected from the risk of sewer flooding it is recommended that Policy 15 or the supporting text is updated to reference a requirement for new basement development that is connected to foul drainage to be connected by a positive pumped device or similar.

### Question 2

The appointed examiner will consider all representations received by the deadline (**4pm on 21<sup>st</sup> 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 / No

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:

### 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:**

*C Colloff*

**Date:** 16/10/2024

Thank you for taking the time to respond.