

Participant's Hearing Statement

EFDC Local Plan Examination. Week 5, Day 12, Weds 15 May 2019 (9.30 a.m.)

Mr. Paul Beaufreere (Ref. 19RES0053)

Matter 15

Issue 2 Continued

Policy P12 Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sheering & Stapleford Abbots.

Hearing Statement points:

1/ *Introduction.* On 20 January 2018, in my Representation form for Submission Version of the Epping Forest District Local Plan (The Local Plan), I requested the opportunity to provide oral support to my written testimony.

2/ *Exclude SHR.R1 from site allocation.* Insofar as it relates to site allocation SHR.R1 (Land at Daubneys Farm, Sheering), the Local Plan is unsound on the grounds of positive preparation and justification. In The Local Plan (Submission Version 2017), a significant part of block SR-0033 (hereafter referred to as “the backland portion”) was removed from the allocation made in the Draft Local Plan (2016). I contend that the considerations of the High level of harm to the Green Belt from releasing land in one part of SR-0033 (as assessed in the Green Belt Review (Land Use Consultants 2016)) that contributed to the exclusion of “the backland portion” should apply equally to the remainder of SR-0033, i.e. to site allocation SHR.R1.

3/ *Objection to the reintroduction of “the backland portion”.* The Reg. 19 Publication Representation submission of 20 Feb 2018 prepared for Mrs Bridget Uncle (19LAD0030) argues for the re-inclusion of “the backland portion” into the Local Plan land release. I support the decision to exclude this land and object to the proposal to re-include this land, on grounds of the High degree of harm to the Green Belt described in the Green Belt Review (Land Use Consultants 2016).

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4/ *Air quality in Special Area of Conservation.* Since publication of LPSV 2017, a planning application (EPF/3411/18) for residential development, on a site similar but smaller than SHR.R1 – some 200 meters away, on the opposite side of The Street (B183) - remains unresolved owing to the possible threat to air quality in a Special Areas of Conservation (SACs) - Epping Forest - a protected site under the EU Habitats Directive. A resolution of this issue would help determine whether site SHR.R1 should, or should not be allocated; in the interim, I request that site allocation SHR.R1 be excluded from the Local Plan.

Paul Beaufreere/20 April 2019