

# Epping Forest District Council

## Chigwell 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 Tuesday, 26 June 2018.**

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 draft Chigwell 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 seven "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 Chigwell Neighbourhood Plan. You should not assume that there will be an opportunity to add further information, although the examiner may request additional information from you, based on the matters he/ she identifies for examination.

The regulations require that any representations made during the consultation period for the Chigwell Neighbourhood Plan must be submitted to the examiner together with a summary of the main issues raised. Therefore, comments cannot be treated as confidential, although personal addresses will not be made publicly available.

Epping Forest District Council will consider all representations made 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>	Essex County Council	<i>Organisation Name:</i>	
<i>Contact Name:</i>	Rich Cooke	<i>Contact Name:</i>	
<i>Address:</i>	Planning Service, ELPH Essex County Council County Hall Market Road CHELMSFORD	<i>Address:</i>	
<i>Postcode:</i>	CM1 1QH	<i>Postcode:</i>	
<i>Tel:</i>	██████████	<i>Tel:</i>	
<i>Fax:</i>		<i>Fax:</i>	
<i>E-mail:</i>	████████████████████	<i>E-mail:</i>	

# Part 1

Seven “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 the order (or neighbourhood plan).	
b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.	
c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.	
d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.	
e. the making of the order (or 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 order (or neighbourhood plan) does not breach, and is otherwise compatible with EU obligations.	
g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).	

Other supporting submission document and supporting documents. Please specific which document you wish to comment on: _____	
--------------------------------------------------------------------------------------------------------------------------------	--

# Part 2

## Question 1

**Why do you consider that the draft Chigwell Neighbourhood Plan and/ or supporting documents do/ do not meet the specified “basic condition”?** Please provide a brief summary of your comments.

### Whole Plan – Waste Planning Issues

There is an established waste management facility operating within the Chigwell NP Area; Luxborough Lane Household Waste Recycling Centre- identified on the Map with this response. The operations at this facility are subject to a Waste Consultation Area (WCA) designation made through Policy 2 of the WLP. The WCA establishes a consultation zone extending 250m around this site, and any new development proposed within this 250m boundary that is not of a type excluded from the policy must be subject to consultation with ECC as the Waste Planning Authority.

It is noted that this site was promoted for housing development as part of a ‘brownfield land first’ hierarchy for the selection of housing sites in the previous iteration of the NP. Should housing development continue to be considered within this locality, and it falls within the WCA associated with the recycling site, any proposal will need to consider the inclusion of mitigation measures to ensure the continued operation of the recycling facility is not compromised, and be subject to consultation with ECC.

**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).

Please note that WCAs are not intended to be a barrier to future development, rather they seek to ensure that the Waste Planning Authority (ECC) is consulted on non-waste development that could adversely impact on the operation of a safeguarded waste site or infrastructure. This also ensures that potential future development is not adversely affected by existing or future waste developments.

Policy 2 of the WLP also sets out the criteria upon which the Waste Planning Authority would not object to the redevelopment of a waste site.

Paragraph 3.4 of the NP sets out those policies in the Combined Local Plan which are considered most relevant to the NP. A further paragraph should set out that Policy 2 of the WLP has relevance to the NP. Further commentary should explain that development within 250m of a waste site would trigger the need to comply with Policy 2 of the WLP.

Add new paragraph and further commentary, to reflect the above points

## Question 2

The appointed examiner will consider all representations received by the deadline (**4pm, Tuesday 26 June 2018**). 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:

In order to ensure that ECC is able to explain and clarify any changes sought (if necessary) and to help agree an appropriate form of changes, where necessary, through this discursive process

## 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 / NO

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

YES / NO

<b>Signature:</b> 	<b>Date:</b> 26/06/2018
--------------------------------------------------------------------------------------------------------	----------------------------

Thank you for taking the time to respond.

# Map – Luxborough Lane Household Waste Recycling Centre in Chigwell Neighbourhood Plan Area

