

Stakeholder Reference:
Document Reference:

Part A

Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title	Mr	
First Name	Michael	
Last Name	Dowling	
Job Title (where relevant)		
Organisation (where relevant)		
Address		
Post Code		
Telephone Number		
E-mail Address		

Part B

REPRESENTATION

To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?

Paragraph:
Policy: None of the above
Policies Map: Yes
Site Reference: None of the above
Settlement: Theydon Bois

Do you consider this part of the Pre Submission Local Plan to be:

Legally compliant: No
Sound: No
If no, then which of the soundness test(s) does it fail? Effective, Justified, Consistent with national policy
Complies with the duty to co-operate? No

Please give details either 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; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.

Aside from the reduction of the number of houses from 300 to 57 the plan itself appears to be lacking in concrete proposals in regards to infrastructure - where are the cycle lanes? Will the footpaths to link Woodford > Buckhurst Hill > Loughton > Theydon Bois > Epping and from any of these areas to Harlow or Waltham Abbey be improved or upgraded to allow more traffic and dissuade people from the use of cars? No indication at all here.

In general the plan itself is very poorly thought out regards the sites of the new builds, you have prioritised building on green playing fields and car parks, where are the residents and vast numbers of commuters going to park?

If the proposed housing development in Theydon is really to be limited to under 60 houses what is to become of the ground beside the station? Currently it is undeveloped and barely used except for illegal cars and huge quantities of litter? Will an open space replace this? Will it be rewilded and improve biodiversity?

Please set out what change(s) you consider necessary to make the Pre Submission 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 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.

More thought to proposals in regards to transport links, where the roads are to be placed, where the cycle paths are to go, where footpaths need improving to facilitate traffic and decrease the already high number of users on the roads.

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 oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination

Yes

Signature: Michael Dowling Date: 18/12/2017

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Epping Forest District Council

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