

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	Andrew	
Last Name	Stevens	
Job Title (where relevant)		
Organisation (where relevant)	Mr	
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: P 8 Theydon Bois

Policies Map: Yes

Site Reference: THYB.R1

Settlement: Theydon Bois

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

Legally compliant: Don't Know

Sound: No

If no, then which of the soundness test(s) does it fail? Positively prepared, Justified

Complies with the duty to co-operate? Don't Know

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.

Part of this site has been used by TfL to carry out maintenance work to the rail track and it is unclear from the plan if the development will effect future maintenance. Also, green belt land to the north will inevitably be regarded as fringe land and consequently considered for housing development in the future. The proposal to build 39 homes on this site will make this a particularly dense development at complete odds with the existing housing in Forest Drive and Dukes Avenue. The plan does not appear to make provision for the additional pressure that will be put on the local primary school and GP surgery and public transport. It is also unclear if the public footpath along the back of Dukes Avenue will be retained or re-routed which is used by many walkers

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.

I cannot suggest any changes that would justify the development proposed for this site.

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: Andrew Stevens Date: 21/12/2017

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