

Stakeholder Reference:

Document Reference:

Part A

Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title	Mrs	
First Name	Vanya	
Last Name	Halford	
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: EPP.R1

Settlement: Epping

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? Effective, 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.

N/A

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 would like to know how the council proposes to deal with the traffic congestion and air quality issues created by the addition of 950 homes to the Ivy Chimneys area (and presumably c2,000 cars). The only road in and out of the proposed development is Ivy Chimneys Road, which is small and already very busy, particularly during the school run, exacerbated by the lack of off street parking for existing residents. The assessment states that there is no issue with access, but presumably this access will be via Ivy Chimneys Road. It also states that currently the road is not congested during peak times. Clearly the person carrying out the assessment has not driven past the primary school, or tried to get out onto Theydon Road at the top of Ivy Chimneys Road, and then through the traffic lights onto the High Road at peak times. I cannot see that the extra level of traffic would be sustainable.

I object to the proposal therefore on 3 grounds: 1) traffic congestion, as alluded to above, 2) Air quality, which is already poor due to the proximity of the M25, one of the busiest roads in the country, and 3) Road safety for both vehicle users and pedestrians, many of whom are children walking along narrow pavements to the primary school.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

Yes, I wish to participate at the oral part of the oral examination

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

My property is significantly affected by the proposals. the proposed development and will be significantly affected by the proposals.

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

Yes

Signature: Vanya Halford Date: 01/01/2018

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Epping Forest District Council

Postmaster@Eppingforestdc.gov.uk