

Stakeholder Reference:

Document Reference:

---

**Part A**

---

**Making representation as Landowner**

Personal Details		Agent's Details (if applicable)
Title	Mr	
First Name	Andrew	
Last Name	Halford	
Job Title (where relevant)	Owner of Eppingdene	
Organisation (where relevant)	Eppingdene	
Address	[REDACTED]	
Post Code	[REDACTED]	
Telephone Number	[REDACTED]	
E-mail Address	[REDACTED]	

---

**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.E1

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

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.**

Traffic around Ivy Chimneys will increase significantly if 950 home, and presumably c2,000 vehicles, are introduced to the area. Traffic in the area is already bad, particularly during the school run. As the owner of the small business area of Eppingdene I am extremely concerned that my tenants will be hindered from carrying out their normal business. The suggestion that access to the site is not an issue, and that congestion will not be an issue is laughable. Ivy Chimneys Road is a narrow, 2 lane road with poor visibility, and the lack of off street parking available for existing residents makes congestion worse, even now. I am also extremely concerned about air quality in the area, which is already poor due to the proximity of the M25.

**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:**

**As an extremely local landowner I am very concerned about the effect on my business of the proposals. I would also like to know what this means for the future of my land. Can I apply to increase the number of units in order to help to create more employment for the area?**

**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 Halford Date: 01/01/2018