
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	Robert
Last Name	Platais
Job Title (where relevant)	
Organisation (where relevant)	
AddressRedacted....Redacted....
Post CodeRedacted....
Telephone NumberRedacted....
E-mail AddressRedacted....

Part B

REPRESENTATION

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

Paragraph: Affordable Housing

Policy: None of the above

Policies Map:

Site Reference: None of the above

Settlement: Epping

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? Positively prepared, Effective

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.

In practice the economic viability exception will allow developments to proceed avoiding the 40% provision of affordable homes on sites of 11 or more homes: affordable homes will not be built. Further absence of affordable homes undermines the opportunity for stated areas of economic development: health and care sectors, the horticultural and glasshouse industry are low pay jobs. Similarly, infrastructure will not be as planned due to inability to recruit and retain GPs and teachers in the proposed expanded services.

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.

The plan should state the actual number of affordable house that will be built by either the public or private sector.

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:

REPRESENTATION

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

Paragraph: Essential Facilities and Services

Policy: None of the above

Policies Map:

Site Reference: None of the above

Settlement: Epping

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? Positively

prepared,Effective,Justified,Consistent with national policy

Complies with the duty to co-operate? No

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Proposed closure of the library and sports centre will deny access to leisure, fitness, social and educational facilities. This is counter to all reasonable objectives to proactively improve health and skills and detrimental to those with limited mobility and or the elderly. The latter cohort are forecast to increase in number. Consolidation of facilities in a limited geographic area is likely to result in additional car journeys causing unnecessary traffic congestion additional use of road infrastructure and further pollution and health problems. In the context of a proposed population expansion the proposed strategy is absurd.

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Withdraw the proposals to close the library and sports centre

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REPRESENTATION

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

Paragraph: Residential Sites

Policy: None of the above

Policies Map:

Site Reference: None of the above

Settlement: Epping

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

Legally compliant: No

Sound: No

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The proposed locations will cause substantial traffic congestion and endanger life through both higher levels of pollution and accidents. The loss of public car parks will increase dangerous parking around the town and businesses will suffer further from shoppers inability to park and shop. In the event that underground parking is introduced at the station an opportunity could be presented to terrorists targeting London Underground. Building on green belt is unnecessary and damaging to the environment, the fields for example are at times used by over wintering birds. Destruction of the environment runs counter to the aim of providing greater access to green spaces for health and well being.

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Housing and other development should be in the context of a national plan recognising the huge opportunities to rebalance the UK economy by reusing presently fallow land and buildings in all the major urban areas - see Birmingham, Bradford, etc

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REPRESENTATION

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

Paragraph: Sustainable Transport Corridors

Policy: None of the above

Policies Map:

Site Reference: None of the above

Settlement: Epping

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

Legally compliant: No

Sound: No

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Noting that that Epping Forest already exceeds pollution targets the proposed plan will increase traffic and congestion causing even greater pollution. Pollution levels will be compounded by loss of green belt (lung).

The London Underground at peak times into and out of London is a pretty unpleasant experience, the transport infrastructure outlined in the proposals are waffle.

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As a step towards reducing vehicle congestion, pollution and improving health and safety the plan should include coherent proposals for introducing cycle lanes. These would for example provide a safer route to Harlow and link the town with the cycle route into London from Wake Arms, In the event that the proposals are scaled back to a more sensible level cycling infrastructure should be given a higher priority level in the proposals.

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

Yes

Signature: RJ Platais Date: 22/01/2018

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