

4. This representation relates to

Paragraph

Policy DM9

Site reference

Settlement

5. We consider that this part of the Submission Version of the Local Plan is

b) Sound: No

because it fails

Positively Prepared

Justified

6. Details of why we consider the Plan to be unsound

Policy DM9 H (ii) and (iii)ⁱ are ambiguous in reference to boundary treatments.

We have had past experience in the District of boundary treatments which have had deleterious effects on neighbouring properties because of their obtrusive nature.

We feel the Plan needs to be clear that Policy DM9 H (ii) and (iii) specifically cover this aspect.

7. Changes needed

The ambiguity could be removed by adding in Policy DM9 H(ii) after the first occurrence in each case of the word "development" the words "(including intrusive boundary treatments)"

“(ii) avoid overlooking and loss of privacy detrimental to the living conditions of neighbouring residents and the residents of the proposed development (including intrusive boundary treatments);

iii) not result in an over-bearing or overly enclosed form of development (including intrusive boundary treatments) which materially impacts on either the outlook of occupiers of neighbouring properties or the residents of the proposed development;”

8. Participation in the oral part of the examination

Yes, we wish to participate in the hearings.

9. We consider this to be necessary because

We think that it is necessary for us to participate at the hearings

- Because of our local knowledge (see description of Loughton Residents Association below)
- Because of the Council's failure to take proper action in respect of the views expressed in public consultations or in feedback from local Cllrs (see for example our representation on Site LOU R5 Loughton.

About Loughton Residents Association

Loughton Residents Association is a very active group of local residents who care for Loughton and its environment. Our membership is around 1,000 households, and we have been in existence for over 35 years. We are independent of any political party. We seek, and listen to, the views and concerns of Loughton residents and take action in support. We have a majority of the councillors on the Loughton Town Council, are the second largest group on Epping Forest District Council & are represented on Essex County Council. We provide our own regular printed and email newsletters to residents and our own website, www.loughtonresidents.org.uk

10. We wish to be notified when the Plan is submitted for independent examination

Yes ✓

11. Have you attached any documents to this application? No

A large black rectangular redaction box covering the signature area.

Signature:

28/01/18

Policy DM 9 High Quality Design

Privacy and Amenity

.....
(ii) avoid overlooking and loss of privacy detrimental to the living conditions of neighbouring residents and the residents of the proposed development (including intrusive boundary treatments);

iii) not result in an over-bearing or overly enclosed form of development (including intrusive boundary treatments) which materially impacts on either the outlook of occupiers of neighbouring properties or the residents of the proposed development;