



**Epping Forest
District Council**

www.eppingforestdc.gov.uk



Representation form for Submission Version of the Epping Forest District Local Plan 2011-2033 (Regulation 19 publication)

This form should be used to make representations on the Submission Version of the Epping Forest District Local Plan which has been published. Please complete and return by 29 January 2018 at 5pm. An electronic version of the form is available at <http://www.efdclocalplan.org/>

Please refer to the guidance notes available before completing this form.

Please return any representations to: Planning Policy, Epping Forest District Council, Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ

Or email them to: LDFconsult@eppingforestdc.gov.uk

BY 5pm on 29 January 2018

This form has two parts – Part

A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Please attach any documents you wish to submit with your representation

Part A

1. Are you making this representation as? (Please tick as appropriate)

a) Resident or Member of the General Public or

b) Statutory Consultee, Local Authority or Town and Parish
Council or

c) Landowner or

d) Agent

Other organisation (please specify)

CPRE Essex

Tel/Fax: [REDACTED]

Email: [REDACTED]

December 2017

2. Personal Details

Mrs P Moxey

Vice CPRE Essex

[REDACTED]

[REDACTED]

Inworth Road, Feering

Chelmsford, CO5 9SE

Tel/Fax: [REDACTED] 076 572023

Email: [REDACTED] cp@cpressex-essex.org.uk

3. Agent's Details (if applicable)

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Part B – If necessary please complete a separate Part B form for each representation

4. To which part of the Submission Version of the Local Plan does this representation relate? (Please specify where appropriate)

Paragraph		Policy	Building on Station Car Parks	Policies Map	
Site Reference		Settlement			

5. Do you consider this part of the Submission Version of the Local Plan:
 *Please refer to the Guidance notes for an explanation of terms

a) Is Legally compliant Yes No

b) Sound Yes No

If no, then which of the soundness test(s) does it fail*

Positively prepared Effective

Justified Consistent with national policy

c) Complies with the Yes duty to co-operate No

6. Please give details 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. Please be as precise as possible. If you wish to support the legal compliance, soundness of the Local Plan or compliance with the duty to co-operate, please also use this box to set out your comments

CPRE Essex is concerned about the impact of the controversial proposal, which has potential to impact on the daily lives of many current residents across the district. This is the proposal to build on LT Station car parks. These are brownfield sites and as such they could provide useful development sites, but it would be better to consider the phasing of the developments on these sites so that any potential disruption is minimised. Commuters will still have to use the Central Line for necessary travel.

We have been assured that, when completed, there will be the same amount of parking space, but nothing is said about the provision for commuters during the construction period. All station car parks are fully utilised at present so where will these users park during the construction phases?

Any closure for parking would create problems, most severely in the case of the largest carpark, at Epping. At this site, it will be necessary to provide additional parking spaces and with residential development above, and this will require the management of the excavation of material, removal of this off site and the arrival of building materials onto the site within the confines of a narrow access road off a steep hill. Extensive geological investigations will be required to ensure the stability of the properties uphill from the car park. It will prove to be an expensive and challenging project and consequently the properties built will be expensive.

Ideally this should have been considered only after agreement had been reached for The Ongar Railway to run commuter trains in to Epping. There is no room for commuter parking at Ongar so

(Contin on a separa sheet if necessa

passengers will have to park elsewhere. Commuter parking could be provided at North Weald Airfield, but a better option than a train into Epping would be a shuttlebus service operating to various locations to spread the load as the Central Line cannot cope with a greater number of passenger journeys.

However, the Housing Delivery Strategy suggests that this site will be developed in 2020-22, concurrently with work on the Station Car Parks at Theydon Bois, Debden and Loughton! This will create considerable disruption to the users of this line!

Access to all these station car parks is tight and will require careful project management to minimise disruption to the local residents.

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7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 Submission Version of 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.

Further details about project management and phased development would make this a more acceptable proposal.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

(Continue on a separate sheet if necessary)

8. 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 the hearings

Yes, I wish to participate at the at the hearings

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9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

To answer personally an queries raised by the Inspector relating to the above comments.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

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

Yes


No

11. Have you attached any documents with this representation?

Yes

No

Signature:



29.1.2018

Date:

