



**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




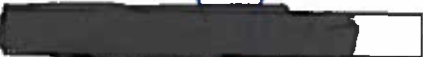




c) Landowner or

d) Agent

Other organisation (please specify)

2. Personal Details

3. Agent's Details (if applicable)

Title		
First Name		
Last Name		
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Line 2		
Line 3		
Line 4		
Post Code		
Telephone Number		
E-mail Address		

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 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 duty to co-operate Yes 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

Please see attached

(Continue on a separate sheet if necessary)

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.

Please see attached

(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 hearings

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

I'd like to see mine and others concerns properly addressed.

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:

A rectangular area containing a signature is completely redacted with a black marker.

Date:

27/1/18.

From: Bob Wilson

Re: Submission version
EDF Local Plan



24 January 2018

Hello. You probably think that by producing neat and tidy forms that you've made it easier for people to respond to what is a massive and complicated proposal. I have read much of it but I doubt if most of the people living or working in Epping will have either the time and in some cases the capacity to make their views known. I realise that by not following procedure this note may well be consigned to the waste bin along with many others but as a new resident in Epping having recently moved here after 26 years in Hackney if you don't mind I will persist.

I don't intend filling in your boxes but I would like to employ what in my opinion is a different approach. It's called common sense. Building houses adjacent to a motorway is madness. Air pollution, or rather the quality of the air we breathe, is a major concern in cities throughout the world and Epping is no exception. Building here will condemn children and adults living there to unacceptable levels of pollution and noise that no amount of baffle boards will eliminate.

I do not believe that a full Environmental Impact Assessment has been produced that answers these problems and the term 'neutral effect' that appears frequently in the document usually implies that you simply do not know the answer. In my experience as an environmentalist perhaps you should adopt a more appropriate condition known as the 'precautionary principle,' which states that you do nothing until danger or harm is eliminated not mitigated.

The most contentious issue, encroachment into the Green Belt is what should have thrown out this plan from the outset. You well know that this can only be done in 'exceptional' circumstances, and your plan is in no way exceptional. Game Over!

My other concern is the reports assessment of travel options. I am a commuter. I saw the attraction in moving out of London to a place where the quality of life could be improved. I expect others who are being priced out of the capital will want to do likewise. Expecting them, and older people, to walk and cycle throughout the town is wishful thinking. Epping Underground station is already a disaster area. I can see that a great deal of ink has been expended assessing and investigating the transport options. I can't see the improvements listed there that are urgently needed right now. The station at peak times can barely cope. The approach road is choked with parked vehicles waiting for passengers to arrive, buses and cars, engines running underneath signs clearly stating no parking at any time. The station doesn't have enough ticket barriers – only 3 and often one malfunctioning. Station Road a two-way approach road is often turned into 3 lanes with everyone competing to either get into the car park or pick up their passengers. The ever expanding car park which is full with cars coming in from a wide distance must produce a good revenue but nothing is spent improving the pavements or clearing up the rubbish that people throw out of vehicles whilst parked and waiting.

/cont

But the most serious problem appears to be lack of any provision for PEDESTRIANS. With only a single pavement (badly maintained) pedestrians are forced to cross over a busy road with traffic coming at them from all directions - downhill, often at speed and with traffic coming at you across the railway bridge around a blind bend. The junction is unlit on the one corner that you have to cross on and you can quite literally take your life in your hands when attempting to cross especially in the dark. Building over the car park won't solve this and commuter traffic is only going to increase under the plan.

It was quite apparent when I attended the recent packed meeting of the Epping Conservation Society recently that you are in danger of dividing what is a peaceful and seemingly contented population. Shutting down sports facilities, libraries, police stations et al in the name of 'progress' is sowing the seeds of discontent, the repercussions of which will be with us for many years. You should be more careful about what you wish for. Unfortunately we are now seeing the results of the government selling off all the council's own housing without putting in a plan to build more. But riding roughshod over a community that would accept a proportionate and more organic increase in the population of Epping would be much better than the brutal plan being proposed. Common sense, could replace no sense at all.

Yours sincerely

