



**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

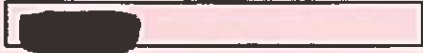









c) Landowner or

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

SEE COVERING LETTER

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

SEE COVERING LETTER

(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.

See covering letter

(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:

SEE COVERING LETTER

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 COVERING LETTER

Signature:

[Redacted Signature]

Date:

29/1/2018

BY HAND

Waney Hill
Theydon Road
Epping
Essex CM16 4EE

Tel. 07538 583618

Planning Policy
Epping Forest District Council
Civic Offices
323 High Street
Epping
Essex CM16 4BZ

29 January 2018

Dear Sirs

Consultation on Submission version of Epping Forest Local Plan

I enclose a representation form which should be read in conjunction with this letter. I cannot find the electronic version supposed to be available at <http://efdclocalplan.org>.

I comment as follows.

Part B

4. This representation relates to paragraphs 5.12 to 5.16 and Policy P1 Epping. The relevant areas are shown on map 5.1 (p. 119) and the maps in Appendix 6 at pages 3 and 29. The relevant site references are EPP.R1 and EPP.R2 covered by the future South Epping Masterplan.
5.
 - a) Yes
 - b) No – it is not effective or justified by evidence in one respect
 - c) Yes
6. The plan allocates approx. 950 of the proposed approx. 1,305 new homes in Epping to sites EPP.R1 and R2 between the line of Ivy Chimneys Road-Brook Road and the M25. I will assume that the future South Epping Masterplan will ensure that adequate roads and parking are provided within the proposed development sites themselves to cope with the likely level of car ownership.

However, the sites have to be connected to the wider road system. This means joining Ivy Chimneys Road to the west and Brook Road/Bower Hill/Stewards Green Road to the east. Ivy Chimneys Road and Brook Road are already heavily congested at peak hours because of vehicles parked in the roadway and/or on the adjacent pavement.

At peak hours, traffic leaving the proposed residential development sites will have to pass through local road junctions that are already congested at such times, notably the junction between Theydon Road and Epping High Road close to the Bell Hotel. At peak hours the traffic queue in Theydon Road already reaches at least as far as the junction with Bell Common at the Forest Gate pub. Additional traffic from the proposed development risks clogging the junction between Theydon Road and Ivy Chimneys Road as well, and creating a long northbound queue south of the latter road in Theydon Road itself. There is likely to be a similar problem around the junction between Bower Hill, Brook Road and Stewards Green Road. I assume that the eastern exit from site EPP.R2 would join the wider road system at this junction.

The Submission version of the Local Plan does not propose any solution to the problem other than by encouraging the use of other forms of transport. Indeed it acknowledges that there is already a worsening traffic problem on the routes south of Epping: see paragraph 3.84 at page 72.

Additional car traffic could be reduced by scaling back development on sites EPP.R1 and R2. However, that would require additional sites to provide the balance of homes planned for Epping.

In conclusion, I question whether this part of the Local Plan is viable, and therefore justified by evidence or sound.

7. I think that the defect is fundamental. It can only be removed by providing convincing evidence that the existing road system can support additional traffic flowing from the proposed development. Alternatively the Epping residential site allocation has to be reconsidered.
8. Yes, I wish to participate at the hearings.
9. To ensure that my point of view is put.
10. Yes.
11. Yes – this letter.

Yours faithfully

A large black rectangular redaction box covering the signature area.

Andrew Smith