



**Epping Forest  
District Council**

[www.eppingforestdc.gov.uk](http://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](mailto: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	MR	
First Name	JUSTIN	
Last Name	DIER	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[REDACTED]	
Line 2	[REDACTED]	
Line 3	[REDACTED]	
Line 4	[REDACTED]	
Post Code	[REDACTED]	
Telephone Number		
E-mail Address	[REDACTED]	

---

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   
PAGE: 116  
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 ACCOMPANYING NOTES MARKED '4'

(Continue on a separate sheet if necessary)

29/01/2018

Representation to support Justin Dyer's submission

Part B –

6.

I consider the Draft Local Plan to be unsound because it is not sustainable and impacts on the local environment and residents.

I strongly object to proposals to release Green Belt for residential site allocation EPP.R2 (and Epp.R1) referred to under Policy P1 (Page 116) and policies Map 5.1 on the following grounds:

1. There will be an environmental impact on the local area.

The residential development is likely to have an effect on nearby protected areas. There is a risk of damage to local protected areas in particular nearby SSSI sites to the West of the proposed site and protected species.

In preparing the Draft Local Plan, I would question whether EFDC have taken account of the significant harm of removing Green Belt for housing. Furthermore, I have not been able to locate corresponding Environmental Impact Assessment (EIA).

2. The local roads adjacent residential site allocation EPP.R2 will be seriously compromised. Ivy Chimneys Road and Brook Road to the North are often at saturation point during peak school and rush hour.

I question what highways assessments have been undertaken, consultation with Highways England amongst others and considerations, if any, have been given to traffic management.

Further, I question how EFDC plan to deal with heavy traffic and machinery to the local road network and the breakdown of the existing strata.

There will also be a significant noise impact on the local residents if traffic were increased as a consequence of the initial development and housing.

The proposal, and other residential site allocation, will overwhelm the already strained car parking facilities to the High Street.

3. The proposal will overwhelm the already strained local health facilities and have a significant impact on local schooling and childcare and class head count. The consequence of which would be increased waiting times and diluted attention between teacher/pupil, respectively.

Healthcare demands are evidently already at capacity.

4. The proposed scheme will remove the rurality of the location creating a level of urban sprawl seriously reducing the town's appeal and surrounding Green Belt.

Lastly, I have found it difficult to obtain relevant information pertaining to the scheme such as Environmental Impact Assessments, Traffic Management and Construction Management.

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.

*(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:

*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:



Date:

