

Stakeholder Reference:

Document Reference:

Part A

Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title	Mr	
First Name	Ola	
Last Name	Sjostrand	
Job Title (where relevant)		
Organisation (where relevant)		
Address		
Post Code		
Telephone Number		
E-mail Address		

Part B

REPRESENTATION

To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?

Paragraph: 2.27

Policy: H 1 Housing mix and accommodation types

Policies Map: No

Site Reference: None of the above

Settlement: Epping

Do you consider this part of the Pre Submission Local Plan to be:

Legally compliant: No

Sound: No

If no, then which of the soundness test(s) does it fail? Positively prepared, Effective, Justified

Complies with the duty to co-operate? No

Please give details either 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; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.

The plan is not sound as the supporting infrastructure in and around Epping cannot take any more traffic generated by more residents and developments. Roads are already at gridlock throughout the day. The plan is prepared without any positive outcome for Epping and its current residents. Services and key facilities such as a sport centre and library should be local to residents. The plan is suggesting removing these facilities for no other reason than to create more housing and no other centrally located replacement is envisaged.

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

Plan need to be scaled back to support the character of Epping market town as the proposed plans will have irreversible effect on the quality of life for its current residents. The plan should set out how services will be provided to local residents in central location not requiring transportation by car. A living thriving community needs attractive services and facilities, the plan does not address any of these.

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 oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

REPRESENTATION

To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?

Paragraph: 2.36

Policy: P 1 Epping

Policies Map:

Site Reference: None of the above

Settlement: Epping

Do you consider this part of the Pre Submission Local Plan to be:

Legally compliant: No

Sound: No

If no, then which of the soundness test(s) does it fail? Positively prepared, Effective, Justified

Complies with the duty to co-operate? No

Please give details either 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; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.

The plan has from the outset failed to take into account local residents view and is consistently ignoring any representation made by local residents and organisations that are very much against this plan. This is not legally compliant as the consultation with the public has not been meaningful. There has been no consultation on infrastructure as the draft 2016 plan hardly included any.

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

The plan should be put to a local referendum to get a definitive view from local residents on their position.

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 oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

REPRESENTATION

To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?

Paragraph: 2.38

Policy: SP 1 Presumption in favour of sustainable development

Policies Map:

Site Reference: None of the above

Settlement: Epping

Do you consider this part of the Pre Submission Local Plan to be:

Legally compliant: No

Sound: No

If no, then which of the soundness test(s) does it fail? Positively prepared, Effective, Justified

Complies with the duty to co-operate? No

Please give details either 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; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.

The plan does not demonstrated how it will take a positive approach to the consideration of development proposals as the plan as described would allow massive developments against the will of the existing residents. The plan show developments that are are completely excessive and not in character of the town. The proposals include multi-storey car parks which are out of place in an old market town like Epping.

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

The plan need to be re-written to safe-guard the character of the town.

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 oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

REPRESENTATION

To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?

Paragraph: All

Policy: D 1 Delivery of Infrastructure

Policies Map: No

Site Reference: None of the above

Settlement: Epping

Do you consider this part of the Pre Submission Local Plan to be:

Legally compliant: No

Sound: No

If no, then which of the soundness test(s) does it fail? Positively prepared, Effective, Justified

Complies with the duty to co-operate? No

Please give details either 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; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.

The plan completely fail to address how infrastructure will be provided to support the proposed developments, the infrastructure and Delivery section talks about a plan but no real details are given how to this plan will be achieved. Epping is already suffering from lack of central infrastructure in terms of schools, GP clinics and facilities for community organisations. The council has a bad track record in making sound plans for the community, main example being the St John's road developments. How can an organisation be trusted to deliver a wider plan for Epping when a plan for a single site has been discussed for years without any real progress?

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

The infrastructure plan need to come first before any developments are considered. The proposed plan is not consistent with what it says it will deliver ver. what is proposed. The plan doesn't address how to divert traffic from new developments and prevent further congestion on local narrow roads as one example. The plan also should demonstrate what capability the Epping District council has to deliver this plan as the confidence among residents is very low on its ability to do so.

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 oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

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

Yes

Signature: Ola Sjostrand Date: 29/01/2018