

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	Andy	
Last Name	Leader	
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:

Policy: P 1 Epping

Policies Map:

Site Reference: None of the above

Settlement:

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

Legally compliant: Don't Know

Sound: No

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

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.

My objections in summary are as follows;

The submission version of the Local Plan destroys Greenbelt land for @ 75% of the new houses. A vast number of homes are being built without the necessary social and transport infrastructure provided for the new community. Further, existing amenities (e.g. the Sports Center) are being taken away and previously proposed infrastructure strategies have been forgotten. It's a farce to believe you can remove existing local amenities in Epping AND increase the number of homes at the same time.

1) I do not see a plan to reintroduce or replace the Sports center in the center of Epping, which is being closed as part of the plan.

3) The roads are already clogged into and out of Epping on a daily basis. No thought has been given to provision of a bypass or relief roads or other strategies to cater for the increased numbers of people and cars as a result of the new homes. Ivy Chimney's Road is already a danger to the children crossing it and regularly blocked in both directions due to the weight of traffic trying to use it and for parents to drop their children off/pick up from the school there.

4) Where is the plan for the proposed cinema?

5) Where is the plan for the new swimming pool?

6) Where are the new schools to cater for the new children?

In detail;

- The plan is not consistent with national policy
- Exceptional needs should be shown for each and every site.
- Failure to consider all other alternatives, specifically greater densification including in adjacent Local Planning Authority areas

Failed duty to cooperate

- The Strategic Housing Market Assessment did not include all the ideal LPAs as Broxbourne pulled out
- Cooperation should have included comparison of development densities in adjacent LPSs and the Strategic Housing Market Assessment members in order to decide where development should be intensified
- No consultation on garden villages
- DCLA Minister's letter 21 July 2015 "Each local planning authority should produce a Local Plan for its area, and in doing so should proactively engage a wide section of the community so that Local Plans, as far as possible, reflect a collective vision for areas."

Not legally compliant

- Consultation with the public has not been meaningful
- Need examples from 2012, 2016 responses which have not been followed through

- No consultation on infrastructure because there was almost nothing included in the 2016 draft Local Plan
- Consultation under section 19 has been invalid in view of the failure to provide information on a timely manner, failure to advertise the project and omission of meaningful infrastructure commitments from other authorities.
- No Masterplan to support the Epping South or Gilston proposals

Not sustainable

- Generally due to lack of infrastructure

Statement of Community Involvement

The Council are meant to have involved the public closely at all stages. We believe they have failed because:

- Responses to previous consultations seem not to have had much effect on the later plans
- There has been no meaningful advertising of the current consultation
- Paper copies of the current Local Plan were not available to buy for home use until after the New Year break (so residents lost two out of six weeks)
- Copies which have been placed in libraries are not always on display and there is no advertising of them
- The published documents continue to exclude key information on the decisions taken and choices made by the Council

Epping Sports Centre

- Proposal to use for housing without giving any proposal for a replacement sports centre is unacceptable and excludes community involvement
- If EFDC plans to site a sports centre on the Green Belt (a move for which they have previous bad behaviour), it would be unsustainable, lack community intimacy and amount to additional indirect Green Belt development.

Epping station car park

- Unsustainable.
- Developers to be required to make a financial contribution to access management at Epping Forest Special Areas of Conservation but not to improve pedestrian, bus and car access to the station.
- Proposal for retail at this site will further undermine the High Street. Other than improved café and newsagent facilities for travellers, this is not a welcome proposal and is unsustainable and unsound.

Epping Library

- The town has lost its Magistrate's Court, Police Station, schools have been expelled to the edges of the community and the sports centre is to be located away from the centre. The post office counter is in a retail shop and the parcel distribution is under threat of closure. Epping Hall is to close. The registry office is to close with the library. The town is being hollowed out.
- If the library also goes, there will be no community facilities in the town centre
- To lose this facility for so few homes is a poor bargain.

- We would lose the link proposed in the St Johns Road consultation to connect the High Street with the big St Johns Road development. The only pedestrian link would be a narrow, poorly maintained pavement around St Johns Church next to a busy and ever busier junction.

Town centre car parks

- The scale of these proposed developments of flats above car parks could significantly alter the feel of our Market Town. It is not proposed to increase the number of shopper parking places. We would prefer to double capacity at one site and devote the other mainly to flats. The closure of the EFDC staff car park following its development into flats might give rise to additional competition for the few parking places and further undermine the shops and the historic market.

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.

I consider the following changes necessary;

- 1) Plans for a permanent Library in the center of Epping
- 2) Detailed plans showing a site in the center of Epping for the Sports center
- 3) A new Transport/road/Bus scheme that caters for the increased numbers of inhabitants/cars using the roads in Epping. This should incorporate plans to move through traffic and traffic for Epping station away from the centre of the town and links directly to the M11.
- 4) An educational infrastructure plan providing placement for new Schools and or treatment of existing schools
- 5) A social infrastructure plan providing a strategy around proven of a Swimming Pool, Cinema
- 6) Previous community responses have not been followed though and need to be evaluated as part of the plan.
- 7) Double and increase the car parking capacity at one site in the town and devote the other mainly to flats.
- 8) Increase the car parking capacity at the station.

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: Andy Leader Date: 29/01/2018