

Stakeholder Reference:
Document Reference:

Part A

Making representation as Resident or Member of the General Public

	Personal Details	Agent's Details (if applicable)
Title	Mrs	
First Name	Beverley	
Last Name	Packford	
Job Title (where relevant)Redacted..... [Redacted]	
Organisation (where relevant)Redacted..... [Redacted]	
AddressRedacted.....	, ,
Post Code		
Telephone NumberRedacted.....	
E-mail AddressRedacted.....	

Part B

REPRESENTATION

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

Paragraph:

Policy: P 6 North Weald Bassett

Policies Map: No

Site Reference: NWB.R4

Settlement: North Weald Bassett

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

Legally compliant: Yes

Sound: No

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

Complies with the duty to co-operate? Yes

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.

In the Communities and local government document National Planning Policy Framework it states Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping

We do not believe these guidelines have been followed in their entirety, which makes the plan as such unsound.

Taking into account the devastating effect such a large growth will have on the village of North Weald Basset, special consideration must be taken for the infrastructure to support the proposed development which at the present time does NOT have guaranteed funding.

Just a few 'concerns'

According to the growth level for road networks it will be “a challenge”, and it has been acknowledged that Epping High Road is already “Near Capacity”

Placing walking and cycling alternatives to get to Epping (including underground station) may not be financially viable.

There is concern that the central line has some of the oldest trains with TfL who cannot give any guarantee that trains can be replaced due to financial constraints.

There is a child care shortfall, the community health care system is acknowledged as being poor with Princess Alexandra Hospital struggling to cope with the present population and no firm agreement as to how this will be addressed with a new build all within the time frame of the proposed expansion of houses and as such population.

The Police station at Epping has been closed therefore with an increased population comes an increased crime rate, which will not “create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion”

Again we say 'It is quite unrealistic to expect this small village to cope with this extremely large influx of buildings and population without a sound infrastructure which has guaranteed funding and a stipulated time frame for completion'

We must add that we completely agree with the Council's decision NOT to accept Building proposal for St Clements (SR-0512) and building proposals for the North Weald Golf Club site.

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.

Whilst acknowledging houses must be built within North Weald Bassett Village, this whole area is steeped in history especially with regard to the Great War & the 2nd World War with St Andrews Church holding services every year to remember the people who gave their lives for this country.

Situated in Vicarage Lane West is the North Weald Bassett Parish Council Cemetery. "The Cemetery offers a tranquil and peaceful setting, offering perfect resting places" How peaceful will this be with the number of properties planned for fields opposite vicarage lane and in the airfield?

We do not believe the council has considered the amount of green belt that will be lost, and how disproportionate the numbers for North Weald Bassett are compared to other localities.

To make the local plan sound we feel greater consideration to be given to the guidelines in particular

respond to local character and history, and reflect the identity of local surroundings and materials

create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

Yes, I wish to participate at the oral part of the oral examination

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

To enable further articulation of views

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To further articulate concerns

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

Yes

Signature: B J Packford Date: 29/01/2018