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From: nick hodgskin [Redacted]Redacted.....
Sent: 29 January 2018 09:24
To: LDFconsult; [Redacted]Redacted.....
[Redacted]Redacted.....
Cc: [Redacted]
Subject: Representation for submission version of EFDC local plan

Dear EFDC

I am writing this email as a written response to the submitted version of the local plan. The form provided on your website is not able to be edited, and I cannot provide a handwritten response therefore this is the only medium available for me to submit my response.

Part A- I am a resident of EFDC [Redacted]Redacted.....

Part B-

I do not believe the plan to be legally compliant for the following reasons:

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. Consultation with the public has not been meaningful nor have observations been made public. There is a so called 'masterplan' for Epping South yet there has been draft masterplan produced. This includes building c900 homes on protected green belt land.

There has been a failure of duty to cooperate because:

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 consistent with national policy

The vision for the Epping South masterplan drastically changed from in 2016 c400 homes to c900 in 2017, without any explanation or consultation. All again on Green belt.

I do not believe the plan to be consistent with national planning policy, particularly the Epping South masterplan. The entire proposed site boundary is currently designated green belt land, and as yet no exceptional circumstances have highlighted for the reasoning to lift this green belt restriction. The site is located almost 2miles from the town centre on a hill gradient of 30%, meaning walking/cycling to retail, health and leisure facilities is unlikely to be common practice meaning car density increasing drastically. I would also like to highlight that there is currently an Air Quality Management Area located within 200 yards on the proposed masterplan site- the lifting of the green belt restriction will effect the quality of air in this known management area and it could be argued at a later date that this is a deliberate action knowingly worsening an already poor air quality zone.

The Council are meant to have involved the public closely at all stages. My view is 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 33% of time to respond)
The published documents continue to exclude key information on the decisions taken and choices made by the Council

Kind regards
Nick and Laura Hodgskin