

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	Nick	
Last Name	Foster	
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 9 Roydon

Policies Map:

Site Reference: None of the above

Settlement: Harlow and Roydon overlap

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? Effective

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.

Soundness

I am fully in favour of providing much needed, affordable housing to enable younger people to be able buy property in this area. However, I do not consider that enough detail is being provided to show how and when the infrastructure will be improved to accommodate this.

For example, when is the new M11 junction going to be opened? Will the currently overcrowded A414 bottleneck into Harlow be addressed before thousands more homes add to the traffic burden?

In one section the traffic congestion is Southern Way is considered. It will be addressed by improvements to roundabouts and "traffic calming measures". Southern Way is already calmed by a plethora of mini-roundabouts. It does not need to be "calmed", it needs to be relieved, with extra roads built.

With the Water Lane Area development there will be a lot of extra traffic. It is unrealistic and glib to state that the council expects much more non-car journeys - how will that be achieved when there is such a paucity of public service transport in this area? I live in Roydon, which is already a rat run for drivers trying to avoid queues in Harlow. This is only going to get worse with the massive increase in house numbers in and around Harlow.

Legal

I note that there are a number of suggestions that illegal settlements, those without planning permission, could be "regularised". This is an affront to law-abiding inhabitants who work and live within the constraints of the planning consents and building regulations. As a council tax payer I strongly object to the idea that illegal developments should suddenly be given legitimacy. This just gives the green light for everyone to flout the regulations that are in place to make life equitable for all.

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.

Soundness

To make this submission sound it needs some factual information on improvements to infrastructure, namely when and how the transport situation will be addressed. Putting platitudes about "traffic calming", "non-car journeys" and the like is not only unhelpful but is positively misleading. We need detail: when will the M11 link be built? What capacity will the roads have for this link (they will carry a lot of traffic as drivers who currently use the M25 to reach the M11 will switch to the A414 if it is more convenient).

What upgrades to the stations (e.g. Harlow Mill, Harlow Town, Roydon) and train services will take place, and when?

What bus services will serve the area? With what frequency? Will cycle routes be constructed to connect the areas (e.g. there is no link from Roydon to Harlow)?

Legal

Drop the misconceived idea of legalising illegal development.

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: Nick Foster Date: 28/01/2018

DISCLAIMER

This email is for the use of the intended recipients only. Any opinion or advice it contains is that of the sender and does not bind the authority in any way. If you have received it in error, please notify the sender immediately and then delete the message. If you are not the intended recipient you must not use, disclose, copy or distribute this email.

We have taken precautions to minimise the risk of transmitting software viruses, but we advise that you carry out your own virus checks on an attachment to this message. We cannot accept liability for any loss or damage caused by software viruses.

Internet email is not a secure communication medium, and we advise that you observe this lack of security when emailing us.

Epping Forest District Council

Postmaster@Eppingforestdc.gov.uk