

From: [REDACTED]
Sent: 19 April 2018 11:10
To: LDFconsult
Subject: Local Plan response

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Hi

In response to your invitation, we have the following supplementary representations about the finalised version of the Site Selection Report and Appendices, dated March 2018,:

Epping Forest Local Plan: Appendix 6 – site specific requirements

In general, we note the lack of any individual site scores and their derivation, which makes it impossible to examine how sites have been selected or rejected, or compare the results for different sites, thus rendering much of the consultation exercise pointless.

Indeed, the various last-minute changes made before the December meeting to the quantity of housing allocated to LOU.R15 suggest a lack of a proper uniform and rigorous basis to the whole process, leaving decisions on sites partly open to the whim of the Council, with no opportunity for Cllrs or residents to see what's happening or why!

We have the following specific comments:

1. R7 Loughton Library

The analysis is incomplete as it refers to the need for “on-site replacement of the existing library at ground floor level. They should also incorporate suitable accommodation for Loughton Town Council.” However, mention should also be made of the need to provide on-site or alternative accommodation for the other current users, such as the National Jazz Archive and Epping Forest CAB.

2. R15 Land at Traps Hill

Whereas other sites (such as LOU.R14) refer to

“There is a tree adjacent to the site which is protected by a Tree Preservation Order. The protected tree should be incorporated into the development proposals to avoid loss, or damage to it.

Design

The design of development proposals should take into consideration aspects including layout and extent, development form, levels, density, height, scale, massing and materials to avoid detrimental impacts on the amenity of existing neighbouring properties. “

And as the property LOU.R15 is next-door to, and opposite, other single-occupation residential properties, the Development Requirements should include these aspects and are otherwise incomplete.

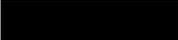
these provisions have been omitted from site LOU.R15 and should be added.

3. **Jessel Green Masterplan area**

This states “When bringing forward development proposals, regard should be had to the Local Plan as a whole.

This includes any relevant policies as well as any site specific requirements provided in this appendix.”

As we have already pointed out in our submission on Jessel Green, the requirements in the Local Plan regarding public open spaces have been completely ignored in putting forward this proposal, and we note that no evidence or explanation is present in this submission. Given the provisions relating to open spaces in the Local Plan, we think the presentation in respect of the Masterplan area is wholly inadequate and flawed.

 on behalf of Loughton Residents Association



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