

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	Richard	
Last Name	Foxton	
Job Title (where relevant)		
Organisation (where relevant)	Buckhurst Hill Residents Society	
Address		
Post Code		
Telephone Number		
E-mail Address		

Part B

REPRESENTATION

To which Main Modification number and/or supporting document of the Local Plan does your representation relate to?

MM no: 163

Supporting document reference:

Do you consider this Main Modification and/or supporting document of the Local Plan to be:

Legally compliant: Yes

Sound: No

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

Please give details of why you consider the Main Modification and/or supporting document is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the legal compliance, soundness of the Local Plan or compliance with the duty to co-operate, please also use this box to set out your comments.

MM 163 BUCK.R2 Queen's Road Car Park

Clarifications have been added in AM 157 that the number of car parking spaces in any development will be required to be significantly higher than currently exist.

The TfL Car Parks at Loughton (LOU.R1) and Debden (LOU.R2) have already been removed from the Plan, to reflect the Inspector's Interim findings that tall tower blocks are inappropriate in those settings.

The site at BUCK.R2 is even less appropriate for a tall tower block or a multi-storey car park.

We continue to oppose development on this site, but welcome the clarifications as they mean that TfL are less likely to be able to submit an acceptable and viable design; this site should be removed from the Plan, as have the other Station Car Parks.

Please set out what change(s) you consider necessary to make the Main Modification and/or supporting document 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 Submission Version of 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.

Remove site from Plan

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MM 164 BUCK.R3 Lower Queen's Road

At the Hearing Session on Buckhurst Hill, Cllr Neville submitted written proof from the Land Registry that at least 4 of the flats proposed for demolition are held on long leaseholds. EFDC have repeatedly failed to update their evidence base, despite being informed of this at each stage of the Local Plan consultations, and continue to assert that all leases are short term and end within 10 years. EFDC are in fact themselves the Freeholders, and should not have needed to be informed of this.

These Leaseholders have now endured five years of uncertainty, and may yet endure ten more years of planning blight before their homes are compulsorily purchased.

Their final hope of avoiding losing their homes is that this site is removed from the Local Plan, and we strongly request that the Planning Inspector rules to do this.

The cost of compulsorily purchasing these flats is an expense EFDC have not anticipated and will need to be taken account of in any development cost.

Our previous comments on the Submission Version of the Local Plan describe the absurdity of demolishing 24 flats and businesses, with massive disruption for all occupiers, for a small gain of 15 new dwellings.

AM 158 describes the site address as 2-7 Lower Queen's Road. This is not complete. The full address is 2-7 and 9-20 Lower Queen's Road. Both blocks are included in the Plan, not just the block containing the shops.

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Remove site from Plan

Signature: Peter Foxton Date:
07/09/2021