

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	Brandon		
Last Name	Smith		
Job Title (where relevant)			
Organisation (where relevant)			
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: 1

Supporting document reference:

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

Legally compliant: No

Sound: No

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

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.

Considering the overall vastness of EFDC's redevelopment plans, it cannot surely be justified, or necessary to infringe on Green Belt land by building in South Epping. The Green Belt exists for the purpose of "Checking the unrestricted sprawl of large built-up areas and Preventing neighbouring towns from merging into one another" and the plan to build in South Epping flies in the face of this.

Having been a resident of Epping since 2011, I am aware, from personal experience, that Bower Hill is prone to flash floods due to the drains in the road being unable to cope in heavy rainfall, especially as waste water flows down Bower Hill from Epping Town above. Surely building in South Epping in the proposed areas EPP.R1 and EPP.R2 would be unwise due to the risk of flooding.

Lastly, the traffic using Bower Hill would increase drastically as it would be the main route from the proposed development area to Epping Tube Station. The resulting congestion from increased traffic would be detrimental to the quality of life of existing residents.

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.

The proposal to develop the Green Belt land referred to as EPP.R1 and EPP.R2 in South Epping should be withdrawn. Epping is not a London Borough and given the proposed development of so much land within EFDC's remit, development of the Green Belt cannot possibly be required or justified. Motivation for such an unjustified development can only be greed.

The following references may be useful:

<https://www.purepropertyfinance.co.uk/news/what-are-the-rules-regarding-building-on-green-belt-land/>

and

<https://www.theresident.co.uk/property-market-london/property-in-epping-how-the-pandemic-boosted-the-west-essex-property-market/>

Signature: Brandon Smith Date:
18/09/2021