

Stakeholder Reference:

Document Reference:

Part A

Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)	
Title	Ms		
First Name	Catherine		
Last Name	Hammond		
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: 78

Supporting document reference: A. Council's response to Actions outlined in Inspector's post examination hearing advice (Examination document reference number ED98), July 2021 (ED133)

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? Positively prepared, 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.

The removal of a vehicle bridge over the railway line, connecting the two sides of the South Epping site makes this development no longer sound. It had been stated by the Highway Authority that this was essential for connectivity. Now it has been excluded it has been highlighted that this presents a significant risk to the development of this site. It will cause all traffic to use existing roads which are not suitable for taking an increase in traffic. On the eastern side of the railway, along Brook Road, many of the properties have no off-road parking, particularly those immediately after the railway bridge. Traffic frequently has to wait a long distance back from this to allow cars to pass through as one side of the road is completely blocked by parked cars. Traffic lights at the bridge will do nothing to help this situation as cars held at lights on the western side of the bridge will be unable to move forward past cars waiting on the eastern side as their side of the road will be blocked. The railway bridge itself is frequently a problem for tall vehicles which cannot pass underneath and have a very difficult area to manoeuvre back out from - they frequently damage the bollards on the pavement protecting the houses. Construction traffic would only make this worse. Drainage and the condition of the road is also poor - the road frequently collapses along this stretch and has not been properly maintained or repaired by Essex CC for some time - an increase in traffic will only exacerbate this problem. On the western side of the railway, the plans show a proposed new junction for this side of the estate to join Bridge Hill / Ivy Chimneys Road opposite Centre Drive will cause more traffic on another very congested and already dangerous stretch outside Ivy Chimneys Primary School. Again, many of these houses have no off-road parking and traffic frequently gets blocked at peak times as cars are unable to manoeuvre safely around on-road parking bays which are not spread far enough apart for the amount of traffic on the road to be able to safely pass through. Idling of cars at this point while stuck in traffic will make pollution levels for children gathering at the school gates worse.

The existing school is at capacity, and local GP services are already stretched so providing new facilities if this development were to go ahead is a must.

The development is likely to put additional pressure on Epping Forest as a recreation area. This area currently forms part of the Green Belt, forming a protective buffer for the forest, so should never have been considered for development in the first place.

The provision of additional recreation space within this site to try and mitigate this is not likely to be successful as it will be adjacent to the M25 so an unpleasant, very noisy place to walk - people will be most likely to go to the Forest nearby instead.

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.

As a local resident who sees and lives with the traffic issues on these roads every day, I think the South Epping Site should be removed from the local plan entirely. The Inspector does not indicate that she has made a site visit as she has done for other proposed developments. To do so would demonstrate that this is not a safe or suitable site for development with the lack of existing road infrastructure to take additional traffic and no provision for a bridge connecting the sites. The only way this site could be made compliant or sound would be with a further reduction in the proposed number of houses from the 450 now suggested, and removing the eastern side of the railway completely from the plan and concentrating development of a smaller number of properties only on the western side of the railway, with an access road further away from the school at the western end of the road where housing is less dense. Proposals for housing elsewhere will enable the council to meet the housing numbers required by the government without putting added pressure on this area by developing this site.

Signature: Catherine Hammond Date:
20/09/2021