



Please reply to:

treasurer@eppingsociety.org.uk

The Planning Policy Team,  
Directorate of Neighbourhoods,  
Epping Forest District  
Council, Civic Offices,  
323 High Street,  
Epping,  
Essex, CM16 4BZ

29 January 2018

Dear Sir or Madam

**Representation form for Submission Version of the  
Epping Forest District Local Plan 2011-2033 (Regulation 19 publication)**

I enclose a Form A and Multiple Forms B in response to the Local Plan Submission Version which have been prepared for The Epping Society and signed on its behalf.

We ask that these responses are presented to the Planning Inspector in full and not summarised or included in aggregate presentations to him. We also ask that our responses be published in full (together with all attachments) on the EFDC website for the Local Plan so members of the community can see what we have written.

Please will you sign a copy of this letter as an acknowledgement of receipt today.

We have found it difficult to complete our appraisal of the proposals and to draft our responses in the short time available. The six week consultation period was too short, especially because it included the Christmas and New Year period when your offices were closed and many of our activists and members were away or busy with seasonal celebrations.

Some of our members and supporters were unable to begin their analysis of the proposals until they were able to obtain printed copies of the plan which were not available until after the New Year office closure. Many of them have commented on the size and late date of publication of several documents, not least the sustainability appraisal.

Yours sincerely

Susan Smith  
Hon Treasurer

## Representation form for Submission Version of the Epping Forest District Local Plan 2011-2033 (Regulation 19 publication)

### Part A

1. Are you making this representation as? (Please tick as appropriate)

- a) Resident or Member of the General Public or
- b) Statutory Consultee, Local Authority or Town and Parish Council or c) Landowner or
- d) Agent

Other organisation (please specify)      **The Epping Society**

### 2. Personal Details

### 3. Agent's Details (if applicable)

Title      **Mr**  
First Name      **Andrew**  
Last Name      **Smith**  
Job Title (where relevant)  
Organisation (where relevant)      **The Epping Society**

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone Number

E-mail Address

### Note about The Epping Society

The Epping Society was founded in January 1972. Its aims remain the preservation of the environment and promotion of the amenities of Epping town and the immediate surrounding district. It is a voluntary society of local people who have come together to mobilise opinion and take action to ensure that the special character of Epping is safeguarded and developed in the best possible way

The Epping Society is fully independent of any political or commercial interests and stands for people who live in, work in or just love Epping. It is a registered charity number 263649.

We have many aims, to protect the beauty of the town, to conserve buildings, to protect the Green Belt, to review all proposed planning in the town and environs, to support local

organisations whose aims dovetail with ours, to lobby the town and district councils on matters of importance and wherever possible work alongside them to steer future plans for the town.

It was formed to campaign for the M25 Motorway to be concealed by a tunnel on its route past Epping, through the ancient forest of Epping Forest, across Bell Common. Initial plans were for it to run through a wide and deep cutting which would have created noise and other pollution and separated the town from the bulk of the forest which bears its name.

Since then the Society has worked to conserve and improve; as part of this it holds open meetings and responds to public consultations on development and other local issues. In its routine work it typically examines over 300 planning applications each year on which it consults internally and makes representations for or (more often) against developments in the town and its immediate surrounding area.

The Society is an active member of the London Green Belt Council which works to protect the Metropolitan Green Belt.

We are supported by modest membership subscriptions from a wide range of members with whom we communicate through newsletters, meetings, email and social media.

#### **Note about this response**

The Epping Society made a substantial response to the 2016 draft local plan consultation. The bulk of our contribution was not included on the EFDC website of responses because of a decision not to make attachments available to the public. Having regard to that experience we make the following specific requests in relation to this response:

- 1. We will seek written and specific assurances from EFDC that our response will be provided to the Inspector in full and not subsumed in a statistical summary of subjective analysis**
- 2. We reserve the right to make subsequent responses if EFDC issue any additional, replacement, modified or new material available in support of their Local Plan or if the Local Plan itself is amended.**

29.1.2018

## **Attachments to this representation form**

Representation form B1 Green Belt 180128  
Representation form B1 Green Belt 180128 attachment LGBC 2016  
Representation form B1 Green Belt 180128 attachment Brandon Lewis 2016  
Representation form B1 Green Belt 180128 attachment PM QT answer 20Dec17  
Representation form B2 Density 180128  
Representation form B2 Density 180128 attachment Table 3  
Representation form B2 Density 180128 attachment Community densities and types  
Representation form B3 Failure to consult 180128  
Representation form B3 Failure to consult 180128 attachment Notes  
Representation form B4 Epping South  
Representation form B4 Epping South attachment Numbers  
Representation form B5 Bower Vale  
Representation form B6 Epping Sports Centre  
Representation form B7 Station car park  
Representation form B8 Library + St Johns  
Representation form B9 Cottis + Bakers Lane car parks  
Representation form B10 Debden station  
Representation form B11 P1 Epping  
Representation form B12 DM1 Habitat Protection and Improving Diversity  
Representation form B13 DM4 Green Belt  
Representation form B14 DM7 Heritage Assets  
Representation form B15 DM9 High Quality Design  
Representation form B16 SP2 Spatial Development Strategy  
Representation form B17 E4+T1 Transport and Parking  
Representation form B18 DM10 Housing Design and Quality  
Representation form B19 DM14 Shopfronts and On Street Dining  
Representation form B20 DM12 Subterranean, Basement Development and Lightwells

**Part B – If necessary please complete a separate Part B form for each representation**

4. To which part of the Submission Version of the Local Plan does this representation relate?  
(Please specify where appropriate)

|           |  |        |                |              |  |
|-----------|--|--------|----------------|--------------|--|
| Paragraph |  | Policy | DM4 Green Belt | Policies Map |  |
|-----------|--|--------|----------------|--------------|--|

|                |  |            |  |
|----------------|--|------------|--|
| Site Reference |  | Settlement |  |
|----------------|--|------------|--|

5. Do you consider this part of the Submission Version of the Local Plan: \*Please refer to the Guidance notes for an explanation of terms

- ☐ a) Is Legally compliant **No**                      b) Sound **No**

If no, then which of the soundness test(s) does it fail\*

|                     |  |           |  |
|---------------------|--|-----------|--|
| Positively prepared |  | Effective |  |
|---------------------|--|-----------|--|

|           |          |                                 |          |
|-----------|----------|---------------------------------|----------|
| Justified | <b>X</b> | Consistent with national policy | <b>X</b> |
|-----------|----------|---------------------------------|----------|

c) Complies with the duty to co-operate Yes / No

6. Please give details 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. 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

We consider the Local Plan to be unsound because it is not sustainable, justified or consistent with National Policy.  
We strongly object to proposals to release Green Belt for housing and employment on the following grounds:

- I. Proposals to release large areas of Green Belt for housing developments are inconsistent with the NPPF and with stated Government policy, as stated by the Secretary of State for Communities and Local Government.
- II. The Green Belt sites proposed for housing meet the requirements as set out in the paragraphs on Green Belt purposes as set out in the NPPF and their removal would compromise the integrity of the London Metropolitan Green Belt.
- III. EFDC have not shown the exceptional circumstances which are necessary to adjust Green Belt boundaries as set out, inter alia, by the Minister of State for Housing and Planning (Mr Brandon Lewis MP) in a letter dated 07/06/2016 and widely distributed.
- IV. EFDC have not fully examined all other reasonable solutions for any justifiable increase in local housing, contrary to the obligations described by the Rt Hon Mrs Theresa May MP in answer to a Parliamentary question on 20 December 2017 in which she said, inter alia "My Right Honourable Friend is right to raise this issue on behalf of his constituents and, as he will know, a local authority may only alter a Green Belt

boundary in exceptional circumstances. In our Housing White Paper we were very clear that this means when they have examined fully all other reasonable options for meeting identified development needs and, of course, that includes looking at brownfield sites and building on brownfield sites."

- V. Exceptional circumstances need to be shown for each and every site which EFDC proposed to take from the Green Belt. But in Appendix 6 the sites do not even state whether the land is in the Green Belt or not.
- VI. An assessment of 169 additional sites considered for development by EFDC is still being finalised (email from William Marr-Heenan Planning Policy Officer 22 January 2018 at 11:53:22 GMT). The Council will make the write-up of these available as soon as possible, but it is unlikely to be before the end of the publication period. It seems difficult to understand how balanced consideration of these sites was made if working assessments were not compiled in a form which could be published by 29 January 2018 (EFDC approved the local plan on 14 December 2017 and it must have been completed some time prior to that date).

These defects touch on legality, soundness, national policy and they are unjustified.

The removal of land from the Green Belt which is proposed is a substantial 2.5 per cent in the EFDC district, whereas across the Green Belt generally Brandon Lewis MP (see above) reported that only 0.02 per cent had been taken for housing in 2014-15.

Responses by the public to consultations by EFDC in 2012 and 2016, including the following summary from the EFDC analysis of responses: "The Green Belt was one of the most frequent issues raised, and was an opposing argument of respondents across the majority of the policies proposed. The main concern was over the principle of development in the Green Belt. Residents highlighted the importance of the Green Belt to them, arguing that, not only does the Green Belt help to protect the District's rural character (a key attraction to living in the area), it also prevents the merging of settlements and becoming another suburb of London."

7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 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.

We believe the local plan is so substantially flawed in the ways described that considerable additional work is required to rectify the omissions and errors. Further details can be seen at the EFDC website for responses to the draft local plan consultation in 2016 at <https://planpub.eppingforestdc.gov.uk/NorthgatePublicDocs/00587902.pdf>

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings at the hearings

YES

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

The issues are complex and the case cannot be stated in a few words on this response form.

10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick)

YES

11. Have you attached any documents with this representation?

LGBC response as above <https://planpub.eppingforestdc.gov.uk/NorthgatePublicDocs/00587902.pdf>

Minister of State's letter as above

Transcript of PM's answer at QT 20 December 2017

Signature

A large black rectangular box redacting the signature.

Date: 24.1.2018

By email to: [ldfconsult@eppingforest.gov.uk](mailto:ldfconsult@eppingforest.gov.uk)

12 December 2016

Dear Sir or Madam

**Response to Epping Forest District Council's Draft Local Plan consultation on behalf of  
London Green Belt Council**

The London Green Belt Council is a grouping of over 80 organisations representing over 50,000 people with a concern for the London Green Belt including CPRE Essex, Essex Area Ramblers Association, Friends of Epping Forest, Grove Lane Residents' Association, The Epping Society, Loughton Residents' Association, Theydon Bois Action Group and Theydon Bois Rural Preservation Society.

We consider the Draft Local Plan to be unsound because it is not sustainable, justified or consistent with National Policy.

We strongly object to proposals to release Green Belt for housing and employment on the following grounds:

- Proposals to release large areas of Green Belt for housing developments are inconsistent with the NPPF and with stated Government policy, as stated by the Secretary of State for Communities and Local Government.
- The Green Belt sites proposed for housing meet the requirements as set out in the paragraphs on Green Belt purposes as set out in the NPPF and their removal would compromise the integrity of the London Metropolitan Green Belt.

The following points outline the reasons why we consider the Draft Local plan to be unsound..

1. **The plan is inconsistent with the NPPF.**
  - 1.1 **Green Belt sites proposed for development perform strongly in relation to Green Belt purposes.**

The Epping Forest District Council (EFDC) Draft Local Plan proposes to build in excess of 9000 homes on Green Belt, approximately 80% of its total housing target. EFDC claims this amounts to only 1.5% of Green Belt land but these sites are of strategic importance to the Metropolitan Green Belt in its entirety. The sites include agricultural land, playing fields, former sports grounds and land close to Epping Forest Buffer Land. It also includes land significant for recreation, including the start of the Essex Way Long Distance Footpath and land with wonderful views across the landscape.



In their own assessment of its green belt land, EFDC concludes that the Green Belt sites proposed for development meet Green Belt purposes as set out in the NPPF. They therefore are admitting that the inclusion of these sites is contrary to national policy, thus admitting that their local plan is inconsistent with sustainable development as set out in the Framework.

To endorse this argument on sustainability, in their own Green Belt Stage One Assessment carried out in June 2015, EFDC, parcelled out segments of green belt land and scored it on how it met the five purposes of the Green Belt. It appears that some Local Planning Authorities are misinterpreting NPPF paragraph 80. Any of the five purposes defines a Green Belt and a simple scoring system, as used by some authorities, are likely to be challenged.

Over 70% of the Green Belt Parcels in EFDC were scored a maximum of 5 in meeting the third Green Belt purpose, 'Assist in safeguarding the countryside from encroachment'. This should be enough to give these parcels protection under the NPPF.

Even when these Green Belt parcels were broken down into smaller segments and re-assessed in the Stage Two Assessment, over 50% of all segments were rated as strongly meeting Green Belt purposes and over 20% were rated as relatively strongly. Consequently, the removal of these sites was assessed as posing either a very high or high level of harm. It is quite clear that the harm of removing Green Belt land which strongly meet Green Belt criteria in paragraph 80 of the NPPF, considerably outweighs any benefits.

1.2 Development around Harlow undermines the Green Belt's purpose of checking unrestricted urban sprawl.

EFDC's Background Paper on Green Belt and District Open Land states:

*'The scale of growth envisaged in and around Harlow will necessitate the delivery of significant elements of new infrastructure, which will be located within the Green Belt in Epping Forest District.'*

Far from preventing unrestricted urban sprawl, as stated in paragraph 79 of the NPPF, the EFDC Draft Local Plan effectively encourages it.

1.3 EFDC has not proved that the benefit of releasing land within the Metropolitan Green Belt area outweighs the harm.

The strategic importance of these sites for the whole of the Metropolitan Green Belt, is extensive. It includes removing legitimate Green Belt which exists to prevent urban sprawl and therefore ensure that towns do not merge, so safeguarding the countryside from encroachment, for recreational uses, environmental, health, amenity and social value.

Paragraph 44 of The Planning Practice Guidance states that:

*'The Framework is clear that local planning authorities should, through their Local Plans, meet objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, or specific policies ... Such policies include ... land designated as Green Belt'.*

<http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/stage-5-final-evidence-base/>

EFDC in preparing its Draft Local Plan, has failed to take account of the significant harm of removing Green Belt for housing, despite there being a clear environmental and social impact for both the residents of EFDC as well as neighbouring authorities.

## 2. The Draft Local Plan is unsustainable

### 2.1 The methodology in the EFDC Green Belt Assessment is flawed

This letter of objection has already highlighted how, even when broken down into smaller segments, the Green Belt assessment concluded that the clear majority of EFDC's Green Belt performs strongly and its removal would cause considerable harm.

In addition, the methodology used in the second stage of the Green Belt Assessment whereby the parcels from Stage One have been broken up undermines the integrity of the Green Belt by chipping away at strongly performing parcels and therefore leaving them less defensible against future development as illustrated by the following examples:

- In some areas, only a thin ribbon of Green Belt will be left between sites. For example sites SR-003/-0417 and SR-0158A in North Weald Bassett and site SR-405 between Coopersale and Epping which is also very close to Epping Forest Buffer Land next to The Lower Forest.
- As observed in the minutes of Loughton Town Council's Extraordinary Council Meeting on November 29 2016, the relatively small piece of Green Belt Land at site SR-0176 in Buckhurst Hill.

### 2.2. There is no clear infrastructure plan to support development around small towns and villages.

The Draft Local Plan proposes significant growth on Green Belt around many of many of its small towns and villages for example:

- North Weald Bassett, 1578 housing units;
- Epping, 1060 units;
- Waltham Abbey, 674 units;
- Chipping Ongar, 589 units;
- Theydon Bois, 325 units and
- Nazeing, 284 units.

While the Draft Local Plan states that EFDC will only lose 1.5% of its Green Belt, it does not break this down according to each of the villages and small towns which stand to lose their surrounding Green Belt. Our members have found it difficult to glean this information but some local campaigners believe the figure to be close to 20% in the towns and villages they represent.

Chapter 6 of the Draft Local Plan, Infrastructure and Delivery, highlights that the areas earmarked for growth are already at capacity for example in relation to health, education and sewage, however no figures are available for related infrastructure costs. The Plan risks

putting further pressure on the green infrastructure and is not convincing in terms of careful traffic modelling. (This is illustrated by the proposed development East of Harlow (site SP 3.4) around Junction 7a which risks opening a new traffic corridor towards Epping and the M25.)

### 2.3. District Open Land

The Draft Local Plan includes a proposal to re-designate some Green Belt land as 'District Open Land'. The level of local policy protection afforded by this designation would give far less protection and increase the risk of future development, further undermining the Green Belt.

### 3. The Draft Local Plan is unjustified.

#### 3.1. Green Belt should have been considered as a constraint when setting housing targets, but this has not happened.

The government has made it clear that demand for housing is unlikely to be accepted as the exceptional circumstances needed to justify changing Green Belt boundaries. EFDC is clearly justifying the release of Green Belt by arguing it is needed for housing.

Guidance also states that councils should take account of constraints like Green Belt when establishing housing targets. However, instead of taking account the constraint it faces (92% of land being Green Belt in EFDC), the Council is striving to not only meet its own housing targets but also to contribute to those of Harlow District Council.

In paragraph 13.3 of the Background Paper on Green Belt and District Open Land, EFDC justifies releasing Green Belt land with the following statement:

*"The Council considers that the need to promote sustainable patterns of development to meet objectively assessed needs for development in the District over the Plan period requires some alteration of Green Belt boundaries and that failing to deliver development to meet those needs would not contribute to the achievement of sustainable development in accordance with national planning policy. Therefore, the Council considers that exceptional circumstances have been demonstrated to alter existing Green Belt boundaries as proposed in the Draft Local Plan."*

This is in contrast to the Secretary of State statement that Green Belt should be 'absolutely sacrosanct' and ministers' clarifications in letters to MPs, for example, *"we have been repeatedly clear that demand for housing alone will not change green belt boundaries"* referring directly to the Local Plan preparation process. [Letter from Brandon Lewis to MPs 7 June 2016].

Moreover, Paragraph 45 of the Planning Practice Guidance clearly states that councils should take account of policies such as the Green Belt which indicate development should be restricted.

*"Once need has been assessed, the local planning authority should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions*

*about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period, and in so doing take account of any constraints such as Green Belt, which indicate that development should be restricted and which may restrain the ability of an authority to meet its need.”*

3.2. Insufficient accurate factual information has been provided in order to assess the plan.

Our member organisations within the boundaries of EFDC have complained that it has not been possible to glean accurate information about the proposals and in itself this constitutes grounds for objecting to the Plan. Maps are not clear and Parish Councils have been unable to obtain accurate figures from EFDC.

4. Proposed modifications.

The London Green Belt Council would like to suggest the following modifications:

- Revise housing targets taking into account the restriction that preservation of the Green Belt requires.
- Remove all Green Belt site allocations from the Draft Local Plan.

Yours faithfully

Richard Knox-Johnston  
Chair  
The London Green Belt Council

6 JUL 2016



**Department for  
Communities and  
Local Government**

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Government*  
3<sup>rd</sup> Floor  
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2 Marsham Street  
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Beverley Rumsey  
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[www.gov.uk/dclg](http://www.gov.uk/dclg)

Our Ref: 2246910

Date: 16 June 2016

Dear Ms Rumsey,

Thank you for your letter of 8 March 2016 to Brandon Lewis MP, regarding permitted development rights for change of use. I have been asked to reply on his behalf and apologise for the delay in responding.

Permitted development rights play an important role in the planning system, providing flexibility, reducing bureaucracy, and allowing the best use to be made of existing buildings. They also help support the most efficient use of our existing buildings and sites, providing the homes that are needed.

The permitted development right for the change of use from office to residential has provided additional much needed new homes, and the Government has therefore made the right permanent from 6 April 2016 so that it can continue to play a part in meeting this ambition.

Permitted development rights seek to strike a balance between protecting local amenity and allowing individuals' freedom to carry out development. Where it is felt that it is necessary to protect the local amenity or wellbeing of an area, the local planning authority can consult the local community on removing the right by making an Article 4 direction.

Yours sincerely,

Sam Pigden  
Planning – Development Management

Prime Minister's Questions: 20 December 2017

Sir Paul Beresford:

Mr Speaker, If I could draw my Right Honourable Friend away from Brexit which is about to crop up I suspect, I believe that it's common knowledge that the Conservative Party is the Party that strives to protect our Green Belt. It was therefore a shock to me and a vast number of my constituents in the Guildford ward at Mole Valley when Guildford submitted their draft Local Plan. The Council are seeking to build 57% of the houses in their plan on Green Belt. Would my Right Honourable Friend agree that local authorities should focus their imaginations on developing buildings of sufficient height, density and imagination on brownfield sites, not Green Belt??

The Prime Minister:

My Right Honourable Friend is right to raise this issue on behalf of his constituents and, as he will know, a local authority may only alter a Green Belt boundary in exceptional circumstances. In our Housing White Paper we were very clear that this means when they have examined **fully** all other reasonable options for meeting identified development needs and, of course, that **includes** looking at brownfield sites and building on brownfield sites. In the case of Guildford I understand the local plan has been submitted for examination earlier this month and of course it will be examined by an independent inspector for soundness in due course and I can assure my Right Honourable Friend that he is absolutely right that we want to ensure that Green Belt is protected.

Transcribed from a Parliamentary recording by

Susan Smith

25 January 2018

**Part B – If necessary please complete a separate Part B form for each representation**

4. To which part of the Submission Version of the Local Plan does this representation relate?  
(Please specify where appropriate)

|           |        |   |              |  |
|-----------|--------|---|--------------|--|
| Paragraph | Policy | SP2 Spatial Development Strategy<br>2011-2033 | Policies Map |  |
|-----------|--------|---|--------------|--|

|                |            |  |
|----------------|------------|--|
| Site Reference | Settlement |  |
|----------------|------------|--|

5. Do you consider this part of the Submission Version of the Local Plan: \*Please refer to the Guidance notes for an explanation of terms

- ☐ a) Is Legally compliant **No**                      b) Sound **No**

If no, then which of the soundness test(s) does it fail\*

|                     |          |           |          |
|---------------------|----------|-----------|----------|
| Positively prepared | <b>X</b> | Effective | <b>X</b> |
|---------------------|----------|-----------|----------|

|           |          |                                 |          |
|-----------|----------|---------------------------------|----------|
| Justified | <b>X</b> | Consistent with national policy | <b>X</b> |
|-----------|----------|---------------------------------|----------|

c) Complies with the duty to co-operate Yes / **No**

6. Please give details 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. 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

We consider the Local Plan to be unsound because it is not sustainable, justified or consistent with National Policy. We do not consider it was prepared with sufficient rigour and accordingly it has arrived at unsound conclusions. In particular:

- I. The evidence base provided by EFDC does not analyse the development density (intensification) of the existing communities in the district. Accordingly the Council has not attempted to identify areas which are under developed and potentially suitable for redevelopment to achieve a higher density with more homes on the same land area outside the Green Belt.
- II. Despite repeated requests for density information the EFDC Planning Policy Team has not produced such evidence. Among the documents it did point to was Settlement Hierarchy Technical Paper September 2015 where Table 3 shows unusable data on the number of dwellings in each community. This has not been updated so it appears it has not been properly utilized in the development of the local plan. EFDC Planning Policy staff responded on 26 January 2018: "With regards to number of dwellings in Epping, I agree with you that the numbers in Table 3 of the Settlement Assessment report look odd. Those numbers may be referring to housing density e.g. 14.8 dwelling per hectare for Epping. Technically speaking, the Council do not have an exact record of the number of dwellings in the District. What we do have is Council Tax record, which is a

very good proxy for this kind of statistic. According to the latest figure from the Council Tax team (as of 15 January 2018), there are currently 5,514 dwellings in the town of Epping." (emphasis added). The public can have no confidence in a local plan which appears to be built on such defective underlying "evidence".

- III. If the "#Dwellings" line on Table 3 above does indeed refer to development density as suggested in each community then it shows how much potential there may be for greater intensification within their existing boundaries. While one appreciates there may be areas, perhaps large areas, within communities that no one would want to develop (such as village greens, children's recreational areas etc) the Council cannot say they have considered all options before proposing to use 2.5 per cent of the local Green Belt. It would seem likely that most communities have areas of housing which are significantly undeveloped compared with the density standards referred to in the Local Plan for future developments.
- IV. Despite acknowledging the possibility of greater intensification when considering sites in Epping (paragraph 5.13) this seems to have been done without access to meaningful density data as none is available as a part of the local plan and the approach seems not to have been used throughout the district as it ought to have been. Perhaps density was not considered at all as there are no workings to show that the matter had been considered and areas rejected in each and every case.
- V. Greater intensity or densification is not an unrealistic solution. See <http://www.bbc.co.uk/news/uk-england-london-42152542> 29 November 2017 "Sadiq Khan wants more density, more building upwards, especially in outer London and around or indeed on top of transport hubs." (Emphasis added).
- VI. EFDC have not fully examined all other reasonable solutions for any justifiable increase in local housing, contrary to the obligations described by the Rt Hon Mrs Theresa May MP in answer to a Parliamentary question on 20 December 2017 in which she said, inter alia "My Right Honourable Friend is right to raise this issue on behalf of his constituents and, as he will know, a local authority may only alter a Green Belt boundary in exceptional circumstances. In our Housing White Paper we were very clear that this means when they have examined fully all other reasonable options for meeting identified development needs and, of course, that includes looking at brownfield sites and building on brownfield sites."

These defects touch on legality, soundness, national policy and they are unjustified.

7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 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.

We believe the local plan is substantially flawed in the ways described. Additional work is required to rectify the omissions in order to identify areas where greater densification could be used as an alternative to building on the Green Belt.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings

YES

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

The issues are complex and the case cannot be stated in a few words on this response form. Additional evidence may well emerge when the EFDC detailed write-up of the assessment of the 169 additional sites has been finalised.



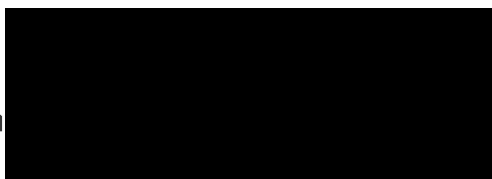
10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick) **YES**

11. Have you attached any documents with this representation?

Settlement Hierarchy Technical Paper September 2015, Table 3

Comparative densities of communities

Signature

A large black rectangular box redacting the signature.

Date:

29.1.2018



Table 3 – Settlement Assessment Summary

|                         | Abridge | Buckhurst Hill | Bumbles Green | Chigwell | Chigwell Row | Chipping Ongar | Coopersale | Epping | Epping Green | Fyfield | High Beach | High Ongar | Loughton-Deben | Lower Nazling | Lower Sheering | Matching Green | Moreton | North Weald | Roydon | Sewardstone | Sheering | Stapleford Abbots | Theydon Bois | Thornwood | Waltham Abbey | Willingale |
|-------------------------|---------|----------------|---------------|----------|--------------|----------------|------------|--------|--------------|---------|------------|------------|----------------|---------------|----------------|----------------|---------|-------------|--------|-------------|----------|-------------------|--------------|-----------|---------------|------------|
| Population (11' Census) | 2013    | 11380          | na            | 12687    | 2207         | 6251           | na         | 11461  | 831          | 786     | na         | 1255       | 31106          | 3874          | 2014           | 661            | 321     | 4477        | 2183   | 1118        | 891      | 1008              | 4062         | 989       | 18913         | 501        |
| Area (ha)               | 1042    | 385            | na            | 1190     | 378          | 902            | na         | 773    | 1773         | 991     | na         | 1586       | 1512           | 989           | 530            | 1262           | 596     | 661         | 705    | 80          | 304      | 957               | 832          | 498       | 1998          | 1398       |
| # Dwellings             | 1.9     | 28.6           | na            | 9.05     | 5.8          | 6.93           | na         | 14.8   | 0.47         | 0.8     | na         | 0.79       | 20.57          | 3.9           | 3.8            | 0.52           | 0.54    | 6.77        | 3.1    | 13.98       | 2.93     | 1.05              | 4.88         | 1.85      | 9.46          | 0.36       |
| <b>Education</b>        |         |                |               |          |              |                |            |        |              |         |            |            |                |               |                |                |         |             |        |             |          |                   |              |           |               |            |
| Nursery                 | Y       | Y              | N             | Y        | Y            | Y              | Y          | Y      | N            | N       | Y          | N          | Y              | N             | N              | Y              | N       | Y           | Y      | Y           | Y        | Y                 | Y            | Y         | Y             | N          |
| Primary                 | Y       | Y              | N             | Y        | Y            | Y              | Y          | Y      | Y            | Y       | Y          | Y          | Y              | Y             | N              | Y              | Y       | Y           | Y      | N           | Y        | Y                 | Y            | N         | Y             | N          |
| Secondary               | N       | N              | N             | Y        | N            | Y              | N          | Y      | N            | N       | N          | N          | Y              | N             | N              | N              | N       | N           | N      | N           | N        | N                 | N            | N         | Y             | N          |
| Higher                  | N       | N              | N             | N        | N            | Y              | N          | N      | N            | N       | Y          | N          | Y              | N             | N              | N              | N       | N           | N      | N           | N        | N                 | N            | N         | N             | N          |
| <b>Health</b>           |         |                |               |          |              |                |            |        |              |         |            |            |                |               |                |                |         |             |        |             |          |                   |              |           |               |            |
| GP                      | Y       | Y              | N             | N        | N            | Y              | N          | Y      | N            | N       | N          | N          | Y              | Y             | N              | N              | N       | Y           | N      | N           | N        | N                 | Y            | N         | Y             | N          |
| Dentist                 | N       | Y              | N             | Y        | N            | Y              | N          | Y      | N            | N       | N          | N          | Y              | N             | N              | N              | N       | N           | N      | N           | N        | N                 | Y            | N         | Y             | N          |
| Optician                | N       | Y              | N             | Y        | N            | Y              | N          | Y      | N            | N       | N          | N          | Y              | N             | N              | N              | N       | N           | N      | N           | N        | N                 | N            | N         | Y             | N          |
| Pharmacy                | N       | Y              | N             | Y        | N            | Y              | N          | Y      | N            | N       | N          | N          | Y              | Y             | N              | N              | N       | Y           | Y      | N           | N        | N                 | Y            | N         | Y             | N          |
| Hospital                | N       | N              | N             | N        | N            | N              | N          | Y      | N            | N       | N          | N          | N              | N             | N              | N              | N       | N           | N      | N           | N        | N                 | N            | N         | N             | N          |

## Comparative densities (see notes)

| Parish - larger settlements | No. of homes (data at Jan-18 so presume includes all new builds since 2011) | Permission s not yet built | New homes in local plan | Area Ha | Dwellings per Ha planned     | Type of community as described in Chapter 5 - Places |
|-----------------------------|---|----------------------------|-------------------------|---------|------------------------------|--|
| Buckhurst Hill              | 5,170   | 87                         | 385                     | 14      | Small district centre        |  |
| Chigwell                    | 5,412   | 376                        | 1,190                   | 5       | Village                      |  |
| Epping (two parishes)       | 5,514   | 1,305                      | 1,269                   | 5       | Town centre and market town  |  |
| Thornwood                   |   | 122                        |                         |         | Village                      |  |
| Loughton                    | 13,806  | 1,021                      | 1,512                   | 10      | Town centre                  |  |
| North Weald                 | 2,680   | 1,050                      | 661                     | 6       | Village                      |  |
| Ongar                       | 2,917   | 590                        |                         |         | District centre, market town |  |
| Theydon Bois                | 1,709   | 57                         | 832                     | 2       | Village                      |  |
| Waltham Abbey               | 9,781   | 858                        | 1,999                   | 5       | Town centre and market town  |  |
| Sites around Harlow         |   |                            | 3,900                   |         |                              |  |
| Grand Totals                | 46,989  | 9,366                      |                         |         |                              |  |

## NOTES

### 1 Policy SP 3 Place Shaping

To ensure the best and most efficient use of land as a guide the Council will normally expect:

- (i) a greater density of development at places with good public transport accessibility;
- (ii) densities above 50 dwellings per hectare in towns and large village centres, and along main transport routes and/or close to
- (iii) in the areas outside town and large village centres, new residential development should achieve densities of between 30 and 50 dwellings per hectare, and should enhance the distinctive character and identity of the area;

2 Densities per community are unsatisfactory unless village greens etc are adjusted. Data has not been found in EFDC evidence. The numbers above may not be entirely consistent because different delineations are used at different places in the plan and evidence (parishes vs community, etc).

Compiled by AGS using best data available Jan-2018

**Part B – If necessary please complete a separate Part B form for each representation**

**4. To which part of the Submission Version of the Local Plan does this representation relate?**  
(Please specify where appropriate)

|           |                      |        |  |              |  |
|-----------|----------------------|--------|--|--------------|--|
| Paragraph | Foreword; 1.8; 1.10; | Policy |  | Policies Map |  |
|-----------|----------------------|--------|--|--------------|--|

|                |  |            |  |
|----------------|--|------------|--|
| Site Reference |  | Settlement |  |
|----------------|--|------------|--|

**5. Do you consider this part of the Submission Version of the Local Plan: \*Please refer to the Guidance notes for an explanation of terms**

- ☐ a) Is Legally compliant **No**                      b) Sound **No**

If no, then which of the soundness test(s) does it fail\*

|                     |  |           |          |
|---------------------|--|-----------|----------|
| Positively prepared |  | Effective | <b>X</b> |
|---------------------|--|-----------|----------|

|           |  |                                 |          |
|-----------|--|---------------------------------|----------|
| Justified |  | Consistent with national policy | <b>X</b> |
|-----------|--|---------------------------------|----------|

- c) Complies with the duty to co-operate **No**

**6. Please give details 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. 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**

We consider the process for consultation during the development of the Local Plan to be unsound because there was no effective consultation process. For consultation to be effective the following conditions must be met:

- I. The exercise must be advertised. There has been no advertising for the current consultation. During the 2016 consultation many residents in Epping told us The Epping Society was the main vector for their knowledge of that consultation.
- II. Documents must be available. For the Local Plan only 2 copies were available at the council offices for reading in the foyer. The main report was 246 pages long plus the important Appendix 6 at 264 pages. Supporting evidence was made available very late so preparatory reading was not possible, for example the Sustainability Appraisal (272 pages) was not published until December 2017. No printed copies of the Local Plan were available from EFDC until after their Christmas – New Year shutdown. It is not believed that any of the multitude of supporting material (such as Sustainability Appraisal) were available from EFDC as paper copies. The Local Plan printed copies in the local library were available only to visitors who asked for them – they were not prominently advertised as being available.
- III. Consultation should be long enough lasting to enable residents to understand what is being proposed. The absence of printed copies effectively reduced the consultation period to less than four weeks. This is in

contrast to Redbridge (a neighbouring London Borough) where: "Official consultation on the Pre-Submission Plan began on 28th July 2016, and ran until 30th September 2016. This consultation period lasted 9 weeks rather than the statutory requirement of 6 weeks in order to maximise opportunities for stakeholders to comment, and in recognition that the consultation period included the summer holiday season." The EFDC consultation period of just 6 weeks included the Christmas – New Year shutdown at the council and a period when many of the public would have been involved in travel and family entertaining and religious observance.

- IV. An officer from Forward Planning contacted on 19 January through EFDC Planning Reception reported that missing Appendices (B,C,E and F) from the 2017 Report on Site Selection would be published but it was unlikely that they would be published before the end of the Consultation period. Accordingly the public have been unable to form a balanced view on whether the Local Plan meets the standards required.
- V. DCLA Minister's letter 21 July 2015 "Each local planning authority should produce a Local Plan for its area, and in doing so should proactively engage a wide section of the community so that Local Plans, as far as possible, reflect a collective vision for areas". We believe this standard has been missed by a wide margin.
- VI. EFDC have not published attachments to responses which denies readers the opportunity to see the substance of others' views (Planning Policy department email 26 January 2018). A member of our Society advised that responses from the EFDC department charged with assisting enquirers was ineffective, his responses were not published until he asked and then one still was not put on the website and supporting documents for the local plan were extraordinarily difficult for even interested IT literate members of the public to find.
- VII. Less than two weeks before the end of the consultation period a member of staff in the "LDFConsult" department of EFDC, which was charged with assisting residents with questions on the Local Plan, went on annual leave. Her email account at EFDC was not supported by other staff, her emails were not forwarded internally for attention and no out of office message was sent to correspondents. Accordingly valuable time was wasted and enquiries had to be made by telephone and subsequently re-sent by email in order to try to get answers very close to the end of the consultation period. This shows a casual attitude by EFDC to the consultation and a lack of commitment to dealing with questions on the Local Plan.

For consultation to be meaningful there has to be some response by the District Council to the views expressed by the public in response to invitations to give their views. Time and again the public have expressed themselves clearly in favour of protecting the Green Belt, improving infrastructure for the existing population's demands never mind the proposed large increase in population envisaged by the Local Plan.

This can be seen in the EFDC's own summaries of the results of previous consultation exercises:

- Community Visioning (2011) and Community Choices (2012)
- Draft Local Plan Feedback Consultation Report 2017

and also on page 9 of the Sustainability Appraisal (incorporating Equalities Impact Assessment) for the Epping Forest District Local Plan, December 2017.

Evidence abounds that the public's choices are very different from those advanced by EFDC in the Local Plan. Accordingly it fails to meet the standard of consultation and consensus building which is expected.

7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 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.

We believe the local plan has been produced in spite of the views expressed by respondents to consultation and not in accordance with their views. This is most marked in respect of the Green Belt, allocation of additional homes across the district, a failure to provide any certainty as to infrastructure upgrades, transport and traffic and support for local high streets.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings

YES

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

The issues are complex and the case cannot be stated in a few words on this response form.

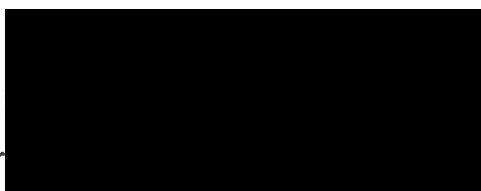
10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick)

YES

11. Have you attached any documents with this representation?

Notes from a local resident

Signature



Date:

29.1.2018

## **Responses to EFDC Local Plan 2017, referring to Epping town & to EFDC in general**

The processes of consulting on both the Draft and this 2017 versions were flawed, lacking accessibility and openness. The data used in the latest Plan seems to have been used irregularly. The Plan is poorly formulated and incomplete. The implications of the Plan are heavily slanted to the negative, and in places defeat its stated Objectives. The developments planned are unsound, unsustainable and poorly reasoned.

### **1. The process lacked access & openness**

a/ the last consultation (2016) process around the draft was unsatisfactory. I sent several emails to Ldf, but only one was replied to - with the justification that they were overwhelmed. One of my responses did not feature on the published list; when I complained it was added, but after the closure date; so I had no indication whether the planners or Councillors had seen it,

b/ the present, 2017 document was published in late November with consultation only until late January - a short, very busy, holiday time

c/ the 2017 plan had almost no publicity - newspaper, fliers, leaflets, open meetings, which did happen for the 2016 draft. There seems to be no attempt to gather genuine opinion.

d/ the 2017 documents online were initially hard to find on EFDC website, it was hard to decide which thread to follow.

e/ the 2017 documents online were difficult to use eg the main report was at first 284Mb, difficult for older computers. After complaints, it has been released in smaller chunks, but this has limited the consultation period for some people.

f/ some documents online had so many links to other documents that it was unrealistic for citizens to wade through

g/ printed editions were few and far. When I asked in late December the council office had 2 only, which had to stay in the foyer, with no photocopying facilities

h/ I understand that one could order a printed copy - about a week lag, £20

i/ there was 1 copy in Epping library, with partial opening hours, no posters / notices

### **2. The process was poorly executed, executed, justified**

a/ According to the responses to the draft, the majority of respondents were strongly opposed in general or specifically opposed to certain areas of the report. See data in - <http://rds.eppingforestdc.gov.uk/documents/s49377/C-006%20IQ%20Responses%20Rpt.pdf> Yet still the Council pushed ahead with the 2017 Plan. Insult was added to injury by them continuing to refer to it as "Your Plan". Nowhere does the 2017 version acknowledge that they are failing to comply with the expressed will of the residents!

b/ some sites had changed, between draft & 2017 eg Epping South is perhaps 20% larger with no explanation given. The public were consulted on one plan, but now the Council proposes a radically different plan.

c/ there was no satisfactory explanation of why some sites had been removed; or some towns'

shares had been changed. For example, Theydon Bois has experienced a dramatic reduction in proposed new houses. When challenged the Council leader is reported to have said it was because of flood risk. Why was this assessment revised? Does flood risk change? It must cast it doubt all other judgments based on flood risk assessments! How confident can we be about the data used?

d/ I was told by a Councillor that one site had been removed because a third party planning consultant had successfully challenged the ARUP assessment. Yet these assessments remain as reliable data in the other sites.

e/ At the big Council meeting (November?) to publish the 2017 plan, several Councillors raised concerns and suggested changes. They were told (pretty much verbatim) "you cannot change this plan". So what is the point of the present consultation?

f/ at the same meeting the "shotgun to the head" principal was explained - namely if Councillors don't vote for this plan, Westminster will impose a bigger number. So again- what point this consultation? And what has happened to the concept behind the Localism Act of 2011?



**Part B – If necessary please complete a separate Part B form for each representation**

4. To which part of the Submission Version of the Local Plan does this representation relate?  
(Please specify where appropriate)

|           |  |        |  |              |  |
|-----------|--|--------|--|--------------|--|
| Paragraph |  | Policy |  | Policies Map |  |
|-----------|--|--------|--|--------------|--|

|                |                |            |        |
|----------------|----------------|------------|--------|
| Site Reference | EPP.R1, EPP.R2 | Settlement | Epping |
|----------------|----------------|------------|--------|

5. Do you consider this part of the Submission Version of the Local Plan: \*Please refer to the Guidance notes for an explanation of terms

a) Is Legally compliant **No**                      b) Sound **No**

If no, then which of the soundness test(s) does it fail\*

|                     |  |           |  |
|---------------------|--|-----------|--|
| Positively prepared |  | Effective |  |
|---------------------|--|-----------|--|

|           |          |                                 |          |
|-----------|----------|---------------------------------|----------|
| Justified | <b>X</b> | Consistent with national policy | <b>X</b> |
|-----------|----------|---------------------------------|----------|

c) Complies with the duty to co-operate Yes / No

6. Please give details 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. 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 inclusion of this large development site suffers from a number of significant shortcomings. Individually certain of these issues would call into question its soundness or sustainability but taken together they appear to render the proposals as weak and inadequately prepared.

**1 Consultation**

As shown in the table submitted with this response, the number of houses proposed has increased very considerably from the draft plan which was consulted upon in 2016. The public have had no opportunity to contribute to the decision-making process. Area of site (49 Ha = 120 Acres) versus area to be developed (29 Ha = 72 Acres) – will the rest be developed later without public participation?

The number of homes indicated for the site is not consistent with Policy SP3 Place Shaping (iii) so the public are entitled to suppose a hidden agenda to increase the number of dwellings on the development area specified (50 hectares x 30 to 50 dwellings per hectare = 1,500 to 2,500 on this site).

## 2 Air Quality

Air quality (para 4.159 – AQMA for Bell Common area) past which much of the additional traffic from these sites will pass may be expected to deteriorate with more homes and more traffic and an ever. The sites are adjacent to an ever more busy M25 motorway. The site appears to breach policy DM22 Air quality. Daily Telegraph reported 4 January 2017: “A decade-long study of 6.6 million people, published in The Lancet, found that one in 10 dementia deaths in people living within 50 metres of a busy road was attributable to fumes and noise. There was a linear decline in deaths the further people lived away from heavy traffic.

Air pollution is already known to contribute to the deaths of around 40,000 people in Britain each year by exacerbating respiratory and heart conditions, while previous research showed emissions can cause brain shrinkage.”

## 3 Travel and Transport

The site is unsustainable due to distance from schools, shops, surgeries, Post Office. Residents can be expected to drive to shops and work and school but no road building is suggested and car parking in the town centre will not increase and is already inadequate. Reference to the following sections of the Local Plan gives us great cause for concern (the text has been edited). As noted in the 2016 draft plan, the local population is gently aging (Figure 2.3).

### 5.1.2

Significant levels of growth are planned for the District, which will place increasing pressure on existing transport services and create increased demand for new infrastructure.

The assessment (2013-onwards) found that the following junctions have arms operating noticeably above capacity:

- Wake Arms PH (A104 / A121 / B1072 / B1393) – Epping
- Thornwood Road (B1393 / B181) – Epping
- Station Road (B1393 / Station Road) – Epping

“further junctions that could experience capacity issues as a result of growth” do not include Station Road/High Street; Bell Common lights; cross roads in Theydon Bois – so where will 4,000 additional traffic movements in and out of Epping South go?

Answer from the Local Plan: “improvements to the existing bus services and improved walking and cycling”.

NB Epping South is the opposite side of a valley from Epping town and the local population is said to be ageing. Google Maps states it is 1.2 miles and takes 25 minutes to walk; to St Johns School 1.8 miles and 38 minutes; to St Margarets Hospital or The Limes GP surgery 1.9 miles and 40 minutes. These times do not take negotiating two hills and crossing busy (and increasingly busy) roads into account.

### 5.1.5 gives the answer we expected but hoped not to read

“Funding sources will be considered further once the future highways infrastructure requirements are better known. Limited opportunities for funding major infrastructure will mean that additional growth in the District will be largely accommodated by making better use of existing transport networks.”

## 4 Site Standards

The standards applicable to this site for housing appear to be less focused on the health of residents than was felt necessary for travellers in the 2009 EFDC consultation “Consultation Options: Development Plan Provision for Gypsies and Travellers in Epping Forest District”. Appendix 4 showed constraints on such sites which excluded, inter alia:

- Special Areas of Conservation at 400m (we understand that the Habitats Regulation Assessment calls for a mitigating green space of 10 hectare minimum on this site)
- Slope of no more than 20% (and we suspect the proposed site might exceed that in places)
- Areas of high Pressure Gas Pipeline Safeguarding zone – we understand there are major pipelines across this site

- Areas within 300m of a motorway – this site is adjacent to the M25
- Areas within 150m of a high voltage overhead power line – such a line passes across this site

We are not aware that standards for domestic housing are lower than for Gypsies and Travellers.

#### 5 Masterplan is not available

Policy P1 Epping refers to a “Strategic Masterplan for the South Epping Area which has been formally endorsed by the Council” yet no such document is known to exist and cannot be found on the EFDC web server.

Table 2.1 shows the Masterplan as a subordinate concept yet it is used as a justification for the Local Plan itself. No Masterplan has been drafted and no consultations have taken place on its nature or priorities and so it is argued the proposition is unsound and shows a failure to consult.

#### 6 Environmental pressure – not sustainable

Habitats Regulations Assessment of Epping Forest District Council Regulation 19 Local Plan at Table 6: Screening Assessment of Residential Site Allocations makes the following finding: “Due to its close proximity to Epping Forest SAC, in-combination effects of recreational pressure require consideration. However (sic), due to the large number of dwellings to be provided this site should consider bespoke greenspace provision”. This appears to mean that the number of dwellings proposed on a site close to Epping Forest will generate unacceptable pressure on the use of the Forest and accordingly on-site green space should be provided to alleviate that pressure. The local people have not been adequately made aware that development pressures arising from the local plan are such that access to the Forest needs to be discouraged to prevent harm. There is little doubt how shocked local residents would be to learn of these pressures and the undoubted risk of restrictions on public access generally.

#### 7 Green Belt impact

This site alone means 73% of the additional homes in Epping would be on Green Belt land

7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 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.

We understand that additional “evidence” or written material may be published by EFDC subsequent to the close of representations and accordingly we need the opportunity to further challenge these. The defects appear to be so substantial that further explanation and amplification might be necessary. We are aware that local residents close to these sites are very agitated and deserve a hearing which we would like to support.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings

YES

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

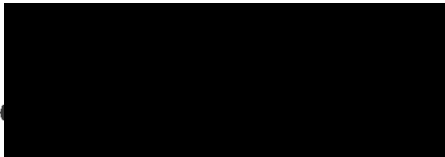
The issues are complex and the case cannot be stated in a few words on this response form.

10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick) **YES**

11. Have you attached any documents with this representation?

Epping South Masterplan Area statistics summary

Signature

A black rectangular box redacting the signature.

Date:

29.1.2018

# EPHING SOUTH MASTERPLAN AREA

| Site ref in draft local plan 2016 | Site name                       | Site description   | SLAA | Density | Notes       | ARUP dwellings | Draft plan Nos |
|-----------------------------------|---------------------------------|--------------------|------|---------|-------------|----------------|----------------|
| SR-0069                           | land at Ivy Chimneys Road       | Agricultural field | 56   | 30 dph  |             | 56             | 79             |
| SR-0069/33                        | land South of Epping            | Open Land          | 250  | 30 dph  | power lines | 250            | 255            |
| SR-0113B                          | land to the South of Brook Road | open land          | 200  | 26 dph  |             | 200            | 244            |

506

506 578

All designated for housing and all on Green Belt land.

Density not stated by EFDG but inferred. Area to be developed within the whole is not indicated.

| Site ref          | Site description        | Site Ha | Dev Ha | Density | Dwellings |
|-------------------|-------------------------|---------|--------|---------|-----------|
| EPP.R1 and EPP.R2 | South Epping Masterplan | 48.92   | 28.95  | 32.82   | 950       |

950

**Part B – If necessary please complete a separate Part B form for each representation**

**4. To which part of the Submission Version of the Local Plan does this representation relate?**  
(Please specify where appropriate)

|           |  |        |  |              |  |
|-----------|--|--------|--|--------------|--|
| Paragraph |  | Policy |  | Policies Map |  |
|-----------|--|--------|--|--------------|--|

|                |               |            |               |
|----------------|---------------|------------|---------------|
| Site Reference | <b>EPP.R9</b> | Settlement | <b>Epping</b> |
|----------------|---------------|------------|---------------|

**5. Do you consider this part of the Submission Version of the Local Plan: \*Please refer to the Guidance notes for an explanation of terms**

- ☐ a) Is Legally compliant                      b) Sound **No**

If no, then which of the soundness test(s) does it fail\*

|                     |  |           |  |
|---------------------|--|-----------|--|
| Positively prepared |  | Effective |  |
|---------------------|--|-----------|--|

|           |          |                                 |          |
|-----------|----------|---------------------------------|----------|
| Justified | <b>X</b> | Consistent with national policy | <b>X</b> |
|-----------|----------|---------------------------------|----------|

c) Complies with the duty to co-operate Yes / No

**6. Please give details 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. 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**

Not sound and not sustainable to convert employment site to residential within the town to which residents could currently walk or cycle when proposed new employment sites require use of a car and are situated on the Green Belt.

We highlight the considerable loss of employment space as office space due to Permitted Development conversion of offices to flats in the town and the resultant scarcity of offices.

**7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 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.**

Make this site an employment site as it always has been, not a residential site.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings

YES

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

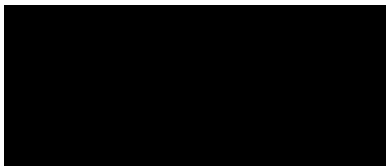
The issues are complex and the case cannot be stated in a few words on this response form.

10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick) YES

11. Have you attached any documents with this representation?

Epping South Masterplan Area may be relevant as its residents might well pass this site where many of them could find work if it was an employment site.

Signature:



Date:

29.1.2018

**Part B – If necessary please complete a separate Part B form for each representation**

**4. To which part of the Submission Version of the Local Plan does this representation relate?**  
(Please specify where appropriate)

|           |  |        |  |              |  |
|-----------|--|--------|--|--------------|--|
| Paragraph |  | Policy |  | Policies Map |  |
|-----------|--|--------|--|--------------|--|

|                |        |            |        |
|----------------|--------|------------|--------|
| Site Reference | EPP.R5 | Settlement | Epping |
|----------------|--------|------------|--------|

**5. Do you consider this part of the Submission Version of the Local Plan: \*Please refer to the Guidance notes for an explanation of terms**

- ☐ a) Is Legally compliant                      b) Sound    **No**

If no, then which of the soundness test(s) does it fail\*

|                     |  |           |  |
|---------------------|--|-----------|--|
| Positively prepared |  | Effective |  |
|---------------------|--|-----------|--|

|           |          |                                 |          |
|-----------|----------|---------------------------------|----------|
| Justified | <b>X</b> | Consistent with national policy | <b>X</b> |
|-----------|----------|---------------------------------|----------|

c) Complies with the duty to co-operate    Yes / No

**6. Please give details 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. 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**

Not sound to use this site for housing without giving any proposal for a replacement sports centre and it would be unsustainable to locate a replacement outside the town centre as it would require additional vehicular traffic on already over crowded roads.

If EFDC plans to site a replacement sports centre on the Green Belt (a move for which they have previous bad behaviour), it would be unsustainable, lack community intimacy and amount to additional indirect Green Belt development. (EPF/1400/04 related to building a new school building in the Green Belt and developing its former footprint into high density housing. This amounted to indirect development on the Green Belt. The public had been led to believe that a new sports centre would be incorporated in the school site but it was not done. This has created a good deal of local distrust.)

This sports centre acts as more than just that; it is also a social community which would not work on the edges of the town to where the users have guessed it might be relocated.



Past consultations have shown the public want a sports centre within the town. Prospective capital funds arising from the sale of the old site, the development of EFDC-owned St John's Road site and from government housing incentive payments appear to be ample for the provision of a replacement centre. The increased Council taxes resulting from proposed increased housing numbers appear to be more than adequate to support running costs which ought to be lower in a modern purpose-designed centre.

7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 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.

Identify and consult on the site and specification of a replacement sports centre within the town centre (not on the fringes) before any move to redevelop this site.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings

YES

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

The issues are complex and the case cannot be stated in a few words on this response form.

10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick) YES

11. Have you attached any documents with this representation?

Signature

Date:

29.1.2018

**Part B – If necessary please complete a separate Part B form for each representation**

4. To which part of the Submission Version of the Local Plan does this representation relate?  
(Please specify where appropriate)

|           |  |        |  |              |  |
|-----------|--|--------|--|--------------|--|
| Paragraph |  | Policy |  | Policies Map |  |
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|----------------|--------|------------|--------|
| Site Reference | EPP.R3 | Settlement | Epping |
|----------------|--------|------------|--------|

5. Do you consider this part of the Submission Version of the Local Plan: \*Please refer to the Guidance notes for an explanation of terms

- ☐ a) Is Legally compliant                      b) Sound **No**

If no, then which of the soundness test(s) does it fail\*

|                     |  |           |  |
|---------------------|--|-----------|--|
| Positively prepared |  | Effective |  |
|---------------------|--|-----------|--|

|           |          |                                 |  |
|-----------|----------|---------------------------------|--|
| Justified | <b>X</b> | Consistent with national policy |  |
|-----------|----------|---------------------------------|--|

c) Complies with the duty to co-operate Yes / No

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The proposal is for developers to be required to make a financial contribution to access management at EF Special Areas of Conservation but not to improve pedestrian, bus and car access to the station. Improved access would increase pedestrian safety, encourage the use of buses and speed the turn-around of buses.

The car park is full from a very early hour and commuters from the fringes of Epping and from neighbouring communities drive to Epping to use the underground. Additional commuter traffic can be expected from developments proposed in the Local Plan at North Weald, Thornwood, Epping South and even the developments to the north of the district near Harlow. Additional parking at the station would help protect local roads and shoppers parking in the town centre and patients parking at St Margarets Hospital, where commuters take a large proportion of the spaces already. The proposed number of houses on this site suggests there should be ample space for a second layer of car parking which would free space for improved pedestrian and bus access to the station entrance.

Proposal for retail at this site will further undermine the High Street. Other than improved café and newsagent facilities for travellers, this is not a welcome proposal and is unsound, as it will destroy the market town centre. This

would be in addition to the retail developments required under SP3 if the proposed Epping South Masterplan is carried through.

The locally listed Epping Station house would be overwhelmed by a multi-storey development but no protection for it has been included in the plans.

7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 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.

☐ Require additional car parking, improved pedestrian and vehicular access (especially buses) and increase the number of flats consistent with respect for existing nearby residents.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings

YES

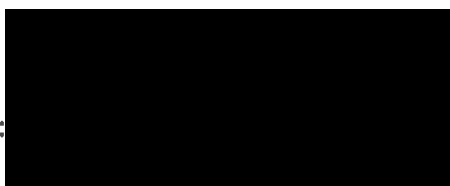
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10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick) YES

☐ 11. Have you attached any documents with this representation?

Signature:



Date:

29.10.2018

**Part B – If necessary please complete a separate Part B form for each representation**

4. To which part of the Submission Version of the Local Plan does this representation relate?  
(Please specify where appropriate)

|           |  |        |  |              |  |
|-----------|--|--------|--|--------------|--|
| Paragraph |  | Policy |  | Policies Map |  |
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|----------------|-------------------|------------|--------|
| Site Reference | EPP.R11<br>EPP.R4 | Settlement | Epping |
|----------------|-------------------|------------|--------|

5. Do you consider this part of the Submission Version of the Local Plan: \*Please refer to the Guidance notes for an explanation of terms

- ☐ a) Is Legally compliant                      b) Sound    No

If no, then which of the soundness test(s) does it fail\*

|                     |   |           |  |
|---------------------|---|-----------|--|
| Positively prepared | X | Effective |  |
|---------------------|---|-----------|--|

|           |   |                                 |  |
|-----------|---|---------------------------------|--|
| Justified | X | Consistent with national policy |  |
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c) Complies with the duty to co-operate Yes / No

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The town has lost its Magistrates' Court and Police Station, schools have been expelled to the edges of the community and the sports centre is expected to be located away from the centre. The Post Office counter is in a retail shop and the parcel distribution centre is under threat of closure. Epping Hall is to close. The Registry Office is to close with the Library. We feel the town is being hollowed out.

If the Library also goes there will be no community facilities in the town centre (we understand a commitment has been given to create a new library "in the town" but that does not seem to necessarily mean the centre of the town).

To lose this facility for so few (11) homes is a poor bargain.

This development would prevent a proposed link between the St John's Road site to connect the High Street with the large St John's Road development. The only pedestrian link would be a narrow, poorly maintained pavement around St John's Church next to a busy and ever busier junction. Such a link was part of an earlier consultation regarding the St Johns Road site.

The proposed number of homes on the large St Johns Road site seems unreasonably low. While the public have expressed their views on facilities which ought to be included on this site and others have been speculated about in public debate – cinema, hotel, supermarket (public did not want it) and boutique retail – there ought to be ample opportunity for housing at a higher level without overpowering or overlooking neighbouring residents and heritage buildings.

The public have already indicated they want the development to be strongly integrated with the High Street and the rest of the town centre and the area should include a sustainable mix of uses and create high quality public streets and spaces. The ideas for development should make the most of this once-in-a-generation opportunity for the town but should be practical, deliverable and affordable.

The most popular options for this site were: Provision of improved sport and leisure facilities in the town centre was the stand-out issue with 535 of all respondents ticking this option; protection of historic buildings and respect for historic scale were the next two most selected issues with 401 and 382 votes respectively; provision of space for adult education received a high response of 315 votes; protecting existing trees and new high quality public space were the next two most selected issues with 256 and 225 votes respectively; Smaller shops / boutiques received 203 votes; and a new or improved library received 185 votes.

These do not seem to be consistent with losing the High Street link consequent on houses on the library site, nor do the modest number of homes on St Johns site work for people.

7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 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.

Modify the proposal to incorporate the suggested changes.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

☒ I wish to participate at the hearings

YES


9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

The issues are complex and the case cannot be stated in a few words on this response form.

10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick) YES

11. Have you attached any documents with this representation?

Signature:



Date:

22.1.2018

**Part B – If necessary please complete a separate Part B form for each representation**

**4. To which part of the Submission Version of the Local Plan does this representation relate?**  
(Please specify where appropriate)

|           |  |        |  |              |  |
|-----------|--|--------|--|--------------|--|
| Paragraph |  | Policy |  | Policies Map |  |
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|----------------|------------------|------------|--------|
| Site Reference | EPP.R6<br>EPP.R7 | Settlement | Epping |
|----------------|------------------|------------|--------|

**5. Do you consider this part of the Submission Version of the Local Plan: \*Please refer to the Guidance notes for an explanation of terms**

☐ a) Is Legally compliant                      b) Sound **No**

If no, then which of the soundness test(s) does it fail\*

|                     |          |           |  |
|---------------------|----------|-----------|--|
| Positively prepared | <b>X</b> | Effective |  |
|---------------------|----------|-----------|--|

|           |          |                                 |  |
|-----------|----------|---------------------------------|--|
| Justified | <b>X</b> | Consistent with national policy |  |
|-----------|----------|---------------------------------|--|

c) Complies with the duty to co-operate Yes / No

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The scale of these proposed developments of flats above car parks could significantly alter the feel of our Market Town. It is not proposed to increase the number of shopper parking places. We would prefer to double capacity at one site (EPP.R6) and devote the other mainly to flats (EPP.R7). The closure of the EFDC staff car park following its development into flats might give rise to additional competition for the few parking places and further undermine the shops and the historic market. In addition, we believe it is wrong that workers' car parking spaces currently provided at Epping Library site and at the EFDC offices site will not be replaced elsewhere. This can be expected to result in further intense competition for the few parking spaces available in the town with a consequent adverse effect on the High Street both because staff and customers will be unable to park nearby.

The scale of commuting into and through Epping and the district generally is known (see 2016 draft local plan Figure 2.16 - Travel to work visualisation, 2011). As the number of dwellings in Epping and to the north and north-east is to increase substantially there will be a greater need for town centre parking. Staff at town centre retail and other businesses already find it difficult to park during the working day, partly because commuters fill spaces all day. We propose an increase in town centre parking. Policy T1 Sustainable Transport Choices has not been shown to be viable (reduction in car use) and it is incompatible with the developments on the outskirts of settlements, especially Epping South (also North Weald, Gilston, Thornwood).

Public responses to Community Choices consultation (Issues and Options) in 2012 said "Town centre parking was frequently raised as a problem"

Policy E 4 Visitor Economy. We do not see how the plans allow for visitor economy with key community features lost (library is the latest) and car parking removed. The Cottis and Bakers Lane car parks are already used by staff and commuters so customers are more and more marginalised.

Epping Town – car parking. The three parks in the town are often full, especially on Mondays. The station park is full by 7:30am and so the Council's agents have introduced widespread restrictions to stop commuters parking in residential streets. The Plan proposes no significant increase in parking numbers, despite an increase in population - surely not sound?

The Plan addresses car parking with three expensive and unsightly multi-storey structures, with housing on top / adjacent. This may be reasonable in character at the Station, which is in a hollow: although this involves destroying an industrial / retail site and its employment (contrary to one of the Plan's Objectives).

However the other two car parks are on the edge of the town centre on rising ground - where multi-storey structures will be unsuited to the setting and character of a small market town. Again the finance for these structures is to come from the developers; is this really financially viable? One also has to ask, where to park while these structures are being built – there is no mention in the Plan.

7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 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.

Modify the proposal so that one car park has increased capacity but not in a way which overlooks local residents' homes nor detracts from the market town character of Epping, while making use of another site (if we must) for housing. The people of Epping would prefer to keep and increase the car parking in the town, especially as increased development in and around Epping will generate more traffic (or, if it doesn't, the High Street is finished).

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings

YES

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

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10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick) YES

11. Have you attached any documents with this representation?

Signature:

Date:

28.1.2018

**Part B – If necessary please complete a separate Part B form for each representation**

**4. To which part of the Submission Version of the Local Plan does this representation relate?**  
(Please specify where appropriate)

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|-----------|--|--------|--|--------------|--|
| Paragraph |  | Policy |  | Policies Map |  |
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|----------------|--------|------------|----------|
| Site Reference | LOU.R2 | Settlement | Loughton |
|----------------|--------|------------|----------|

**5. Do you consider this part of the Submission Version of the Local Plan: \*Please refer to the Guidance notes for an explanation of terms**

- ☐ a) Is Legally compliant                      b) Sound    No

If no, then which of the soundness test(s) does it fail\*

|                     |   |           |  |
|---------------------|---|-----------|--|
| Positively prepared | X | Effective |  |
|---------------------|---|-----------|--|

|           |   |                                 |  |
|-----------|---|---------------------------------|--|
| Justified | X | Consistent with national policy |  |
|-----------|---|---------------------------------|--|

- c) Complies with the duty to co-operate    Yes / No

**6. Please give details 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. 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**

This proposal seems likely to destroy or drive away to another town or district a thriving local business renting cars and vans. In view of local parking difficulties and a policy of no car parking for flats near transport hubs (which we do not oppose), the service of car rental seems likely to be needed more, not less.

To make the van and car hire firm move will generate additional vehicle traffic but probably also damage a thriving local business.

Proposals for retail at this site will further undermine local retail centres. Already The Broadway faces competition from the EFDC-owned retail park at Langston Road, the ground floor retail units under the flats at the old Churchill public house development on Rectory Lane and now also at the station. Other than improved café and newsagent facilities for travellers, this is not a welcome proposal; it is unsustainable and unsound.

Scattered small groups of retail outlets have the capacity to undermine the local retail centres without any countervailing benefits. These are not corner shops for new large housing developments but remote places to which shoppers would, most likely, drive to shop.



7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 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.

Leave the car rental commercial business in place, eliminate retail (other than, perhaps, a tube station related café and newsagent) and build flats above.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings

YES

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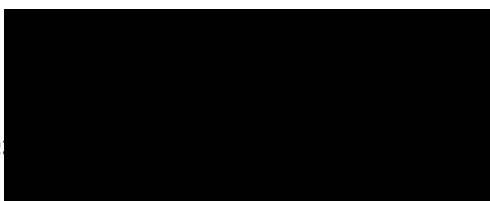
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11. Have you attached any documents with this representation?

Signature

Date:



29.1.2018

**Part B – If necessary please complete a separate Part B form for each representation**

4. To which part of the Submission Version of the Local Plan does this representation relate?  
(Please specify where appropriate)

|           |  |        |    |              |  |
|-----------|--|--------|----|--------------|--|
| Paragraph |  | Policy | P1 | Policies Map |  |
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|----------------|--|------------|--------|
| Site Reference |  | Settlement | Epping |
|----------------|--|------------|--------|

5. Do you consider this part of the Submission Version of the Local Plan: \*Please refer to the Guidance notes for an explanation of terms

a) Is Legally compliant                      b) Sound **No**

If no, then which of the soundness test(s) does it fail\*

|                     |          |           |  |
|---------------------|----------|-----------|--|
| Positively prepared | <b>X</b> | Effective |  |
|---------------------|----------|-----------|--|

|           |  |                                 |  |
|-----------|--|---------------------------------|--|
| Justified |  | Consistent with national policy |  |
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c) Complies with the duty to co-operate Yes / No

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**P1 Epping**

Paragraph 5.13 identifies the fact that intensification within the existing settlement (of Epping) can minimize potential harm to the wider landscape and incidentally (but not primarily) also the Green Belt. But in fact that has not been done. While new sites have a higher density than the existing settlement (we believe – no data has been published to evidence that), the existing developed areas have not been scheduled for redevelopment to a higher density (and in many cases, a higher building standard). Similarly for other settlements. The higher development density referred to in 5.13 is not included in policy P1 Epping nor in similar policies for other settlements. It is unsound because it fails to incorporate the issue the LPA had itself identified as a means of minimizing harm.

7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 Submission Version of the Local

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Research opportunities for greater intensification in order to protect the Green Belt.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings

YES

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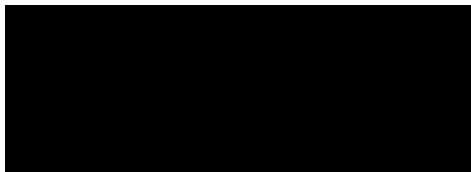
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YES

11. Have you attached any documents with this representation?

Signature:



Date:

29.1.2018

**Part B – If necessary please complete a separate Part B form for each representation**

**4. To which part of the Submission Version of the Local Plan does this representation relate?**  
(Please specify where appropriate)

|           |  |        |     |              |  |
|-----------|--|--------|-----|--------------|--|
| Paragraph |  | Policy | DM1 | Policies Map |  |
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|----------------|--|------------|--|
| Site Reference |  | Settlement |  |
|----------------|--|------------|--|

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- ☐ a) Is Legally compliant                      b) Sound **No**

If no, then which of the soundness test(s) does it fail\*

|                     |  |           |  |
|---------------------|--|-----------|--|
| Positively prepared |  | Effective |  |
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|           |          |                                 |  |
|-----------|----------|---------------------------------|--|
| Justified | <b>X</b> | Consistent with national policy |  |
|-----------|----------|---------------------------------|--|

c) Complies with the duty to co-operate Yes / No

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**DM1 Habitat Protection and Improving Biodiversity**

This policy appears to apply to all development in the LPA but it is unrealistic and would be excessively costly to enforce this on all proposed developments. It is unsound because it would suppress all small developments. Specifically, paragraph A would be unrealistic for small sites (contrast with policy DM17 B which specifically excludes small sites from its remit); paragraph E would unreasonably increase the cost of an application for smaller sites; paragraph F is so vague as to offer no protection to habitat while imposing considerable uncertainty upon developers; paragraph I does not define which applications would be "relevant" and, accordingly, unreasonably increase costs and risks to developers.

Similar considerations apply to other policies which appear oppressive and unnecessary for small developments.

7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 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.

Qualify the requirement to larger developments. Allow planning consents to be subject to be "conditioned" for smaller developments where necessary to do so.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings

YES

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

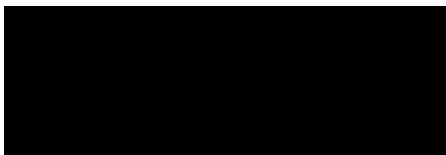
The issues are complex and the case cannot be stated in a few words on this response form.

10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick)

YES

11. Have you attached any documents with this representation?

Signature:



Date:

29.1.2018

**Part B – If necessary please complete a separate Part B form for each representation**

**4. To which part of the Submission Version of the Local Plan does this representation relate?**  
(Please specify where appropriate)

|           |  |        |     |              |  |
|-----------|--|--------|-----|--------------|--|
| Paragraph |  | Policy | DM4 | Policies Map |  |
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| Site Reference |  | Settlement |  |
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**5. Do you consider this part of the Submission Version of the Local Plan: \*Please refer to the Guidance notes for an explanation of terms**

a) Is Legally compliant                      b) Sound    **No**

If no, then which of the soundness test(s) does it fail\*

|                     |  |           |  |
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| Positively prepared |  | Effective |  |
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| Justified | <b>X</b> | Consistent with national policy |  |
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c) Complies with the duty to co-operate    Yes /    No

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**DM4 Green Belt**

This policy is inadequate in view of the history of EFDC granting planning consent on the Green Belt in recent years in the absence of Exceptional Circumstances. A much stronger policy is needed to prevent the LPA in future from breaching existing policy. (Knolly's Hill Nursery at Pick Hill Waltham Abbey is in the Green Belt. The site is not a part of the local community but a separate place beyond the village envelope. EFDC policy was to refuse development on the Green Belt in accordance with national policy unless there are "very special circumstances". However, the application for 79 dwellings was given consent (EPF/1162/15)).

**7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 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.

Qualify the requirement to larger developments. Allow planning consents to be subject to be "conditioned" for smaller developments where necessary to do so.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings

YES

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

☐ The issues are complex and the case cannot be stated in a few words on this response form.

10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick) YES

11. Have you attached any documents with this representation?

Signature:

Date:

[Redacted Signature]

21.1.2018



**Part B – If necessary please complete a separate Part B form for each representation**

**4. To which part of the Submission Version of the Local Plan does this representation relate?**  
(Please specify where appropriate)

|           |  |        |     |              |  |
|-----------|--|--------|-----|--------------|--|
| Paragraph |  | Policy | DM7 | Policies Map |  |
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| Site Reference |  | Settlement |  |
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|                     |          |           |  |
|---------------------|----------|-----------|--|
| Positively prepared | <b>X</b> | Effective |  |
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| Justified |  | Consistent with national policy |  |
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**DM7 Heritage Assets**

The policy is defective in that it seeks to place responsibility on others but no commitments are made by the local authority which has in the past been remiss in failing to identify and adequately protect the built environment.

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Add an obligation of commitment for EFDC to be more pro-active in seeking out and listing heritage assets.



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YES

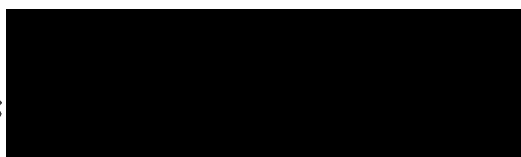
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11. Have you attached any documents with this representation?

Signature:



Date:

29.1.2018

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4. To which part of the Submission Version of the Local Plan does this representation relate?  
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|           |  |        |     |              |  |
|-----------|--|--------|-----|--------------|--|
| Paragraph |  | Policy | DM9 | Policies Map |  |
|-----------|--|--------|-----|--------------|--|

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|                     |          |           |  |
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| Positively prepared | <b>X</b> | Effective |  |
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**DM9 High Quality Design**

Paragraph D(v) was not consulted upon so it is unsound. The development management policies, while supported in general, are defective in detail for being both vague when clarity is needed and so prescriptive in other cases that excessive costs could fall on smaller developments and so discourage development or else so load them with costs that the quality of the works would be impaired through economic pressures. For example DM18-A is oppressively demanding for small developments and seems a disproportionate demand.

The policy suffers from not having any criteria nor specifying how this will be supported.

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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.

Improve an otherwise welcome policy which, as written, seems too subjective and open to political whim and commercial pressure.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings

YES

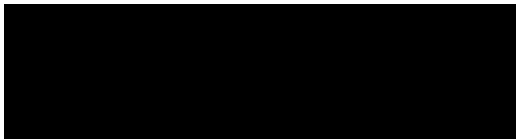
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11. Have you attached any documents with this representation?

Signature:



Date:

29.1.2018

☐

**Part B – If necessary please complete a separate Part B form for each representation**

4. To which part of the Submission Version of the Local Plan does this representation relate?  
(Please specify where appropriate)

|           |  |        |     |              |  |
|-----------|--|--------|-----|--------------|--|
| Paragraph |  | Policy | SP2 | Policies Map |  |
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| Site Reference |  | Settlement |  |
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If no, then which of the soundness test(s) does it fail\*

|                     |          |           |  |
|---------------------|----------|-----------|--|
| Positively prepared | <b>X</b> | Effective |  |
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|-----------|--|---------------------------------|--|
| Justified |  | Consistent with national policy |  |
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**SP2 Spatial Development Strategy 2011-2033**

This policy was not consulted upon in the 2016 draft plan. The idea of creating a Garden Village at Gilston has been imposed and not consented to by the people of the District and accordingly it is unsound.

The primary development in the sequence proposed in this policy is located on Green Belt land and the case has not been made to show why there are Exceptional Circumstances to do so. Within the LPA district all alternative options have not been adequately examined and on each of these grounds the policy is not in accordance with national policy.

The sequence of priorities is not logical and no justification for the order of priority has been given.

Paragraph 1.44 "Key Issues for the Plan to Address" makes clear by its omission that increased density (intensification) was not considered (or not adequately considered) as a possible solution to the limited non-Green Belt land in the area. As the plan failed to adequately consider all alternatives the proposed reduction of the Green Belt by a material 2.5% is unsound.

Developing Green Belt land because it is held to be "of least value", "of greater value" or "of most value" is not permitted under national policy which calls for exceptional circumstances in each and every case. The Green Belt

review was conducted on the basis of grading parcels of Green Belt to find those subjectively considered to be less meritorious and then to propose to build on them. That was a flawed decision methodology.

Part B of the policy states the numbers of dwellings in each settlement. The allocation does not appear to reflect local wishes, local infrastructure or match the character of respective places. Substantial proportionate and absolute additions to certain places has been proposed on new land outside existing development even though various places in the district appear to have low density of development within their existing boundaries. This observation has to be judged because the LPA has failed to ascertain the density in existing developments (and material sub-parts of them) so it could not have properly discharged its duty to find out and plan accordingly.

Part C specifically refers to Garden Town Communities around Harlow but the submission version of the Local Plan fails to justify the concept of these developments nor why additional development should take place on Green Belt around Harlow when it appears to be a low density development within Harlow. Maps 2.2 and 2.3 appear to confirm that there is substantial space within Harlow for development but a more general analysis ought to be provided by the SHMA authorities and EFDC to support their proposals. The proposed Garden Villages will have materially greater development density than the existing town of Harlow itself (so far as one can judge, in the absence of any empirical data from the EFDC or the SHMA authorities).

There is no investigation whether, if there are to be Garden Villages, and they are to be on Green Belt, the Gilston and near-Harlow sites are the best. For example, the A414 passes close to North Weald which could have become a garden village with the attendant infrastructure provision. (This is not a proposal, simply an example of how the plan seems not to have been worked out holistically).

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Rework the garden village concept and get public consultation responses.

Justify on first principles why the loss of Green Belt is possible especially given the low development densities in Harlow nearby.

8. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

I wish to participate at the hearings

YES

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

The issues are complex and the case cannot be stated in a few words on this response form.

10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick) YES

11. Have you attached any documents with this representation?

Signature

Date:

27.1.2018

**Part B – If necessary please complete a separate Part B form for each representation**

4. To which part of the Submission Version of the Local Plan does this representation relate?  
(Please specify where appropriate)

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|-----------|--|--------|----------|--------------|--|
| Paragraph |  | Policy | E4<br>T1 | Policies Map |  |
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| Site Reference |  | Settlement |  |
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a) Is Legally compliant                      b) Sound    No

If no, then which of the soundness test(s) does it fail\*

|                     |   |           |  |
|---------------------|---|-----------|--|
| Positively prepared | X | Effective |  |
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|-----------|---|---------------------------------|--|
| Justified | X | Consistent with national policy |  |
|-----------|---|---------------------------------|--|

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Community Choices consultation (Issues and Options) which ran from July to October 2012 and the view was "There is concern about traffic congestion and the general capacity of motorway junctions and the local road network. Impact of road traffic on Epping Forest was also raised." And "People felt that the difference in travel costs between the overground rail and the Central Line needs to be addressed – to reduce overcrowding on the latter and pressure on car parks in towns and villages with Central Line stations."

Policy E 4 Visitor Economy. How does the Plan allow for visitor economy with key community features lost and car parking removed or reduced through competition from drivers displaced from other places (such as the Library and EFDC offices).

Policy T 1 Sustainable Transport Choices. How has the Plan included sustainable transport choices when there are no plans for sustainable transport, e.g. tube running increase, ability to park, park and ride offered.

There appears to be a clear public acknowledgement of traffic problems and pollution in Epping but have no solutions from the Local Plan:

An initial analysis of traffic growth across the District. Work has shown that even without development in the future, parts of the highway network will be operating over-capacity, in some cases by 2026 and in other cases

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

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Signature

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29.1.2018

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|-----------|--|--------|------|--------------|--|
| Paragraph |  | Policy | DM10 | Policies Map |  |
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**DM10 Housing Design and Quality**

While we welcome the principle of paragraph E we note an all too ready acceptance of minor variations in the past which negates many good designs at approval stage. We also note that these design standards for residential extensions do not seem to apply to commercial property or to new builds, which we propose they should. It is not clear if this policy is intended to relate also to Permitted Developments, which we believe it should.

As with policy DM9 we ask for a much clearer statement of how this policy will avoid succumbing to bureaucratic dictat.

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Tighten up the policy

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I wish to participate at the hearings

YES

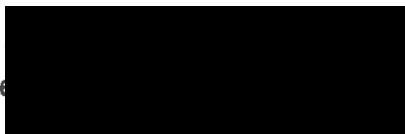
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11. Have you attached any documents with this representation?

Signature



Date:

29.1.2018

**Part B – If necessary please complete a separate Part B form for each representation**

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|-----------|--|--------|------|--------------|--|
| Paragraph |  | Policy | DM14 | Policies Map |  |
|-----------|--|--------|------|--------------|--|

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**DM14 Shop fronts and On Street Dining**

It is unfortunately the case that many shops in the EFDC area were built in the 1960s and 1970s with shop fronts which are antithetical to the market town character of Epping and other places. In the case of Debden Broadway the case can be made that period shop fronts should be preferred over traditional ones which can look "twee" in 1960s buildings.

The policy should more strongly encourage refitting traditional shop fronts especially in conservation areas while respecting the different character of the modern shopping streets. It is noted that an EFDC-sponsored retail unit at Langston Road Loughton displays no attempt to reflect traditional design nor the rural aspect to its rear.

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Tighten up the policy

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YES

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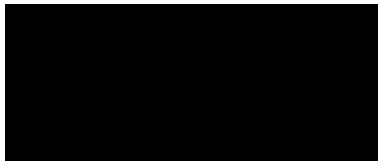
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YES

11. Have you attached any documents with this representation?

Signature:



Date:

29.1.2018

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| Paragraph |  | Policy | DM12 | Policies Map |  |
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DM12 Subterranean, Basement Development and Lightwells

Paragraph B(ii) appears arbitrary and no justification is given for this limit.

Paragraphs C and E conditions ought to be equally applicable to all development in the district and not limited to subterranean works.

Paragraph G appears to be in conflict with the Green Belt legislation which restricts development there. While the openness of the Green Belt is its most fundamental aspect, the quantity of development also impacts its character and ought to be restricted according to Green Belt legislation.

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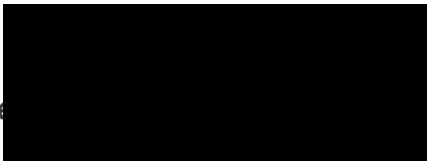
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