Stakeholder Reference:
Document Reference:

Part A

Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title	Mr	
First Name	George	
Last Name	Williams	
Job Title (where relevant)	Account Manager	
Organisation (where relevant)		
Address	[redacted]	[redacted]
Post Code	[redacted]	[redacted]
Telephone Number	[redacted]	[redacted]
E-mail Address	[redacted]	[redacted]

Part B

REPRESENTATION

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

MM no: 78

Supporting document reference:

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

Legally compliant: No

Sound: No

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

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

The Noise air quality associate with the M25 is still relevant and therefore reducing the dwellings still does not address this,

LIkewise, the presence of the overhead powerline's that have not still been considered nor eradicated.

The land allocated is on the green belt and therefore still not legally compliant

Road access- no vehicular bridge included in plans which increases congestion. Roads are narrow, bendy, with cars on most curbs currently, Ivy Chimneys is already a very busy road with people using it as cut way road and from the school.

Health -My partner is extremely asthmatic and how will the dust impact his health?

Noise and disturbance resulting from use- Noise and disturbance from the proposed development- how this will affect the forest

Loss of light or overshadowing- The height or proximity of the development would be such that unreasonable overshadowing would occur.

Overlooking/loss of privacy- The proposal would lead to previously private areas being overlooked.

Highway safety- Inadequate access or highways safety- Accessibility Issues Adequacy of parking/loading/turning. Traffic generation- with school etc already busy there.

Existing Gp will not be able to accommodate for additional residents

New school will also need to be provided as Ivy Chimneys school is at capacity

Many employees now work from home - how would this be achievable with all the noise?

Noise and disturbance resulting from use- Noise and disturbance from the proposed development- how this will affect the forest?

Overbearing nature of proposal - The scale of the works means that the property/premises has an oppressive impact on surrounding areas/houses.

Increase to flood risk- Additional housing will decrease the opportunity for water to soak into the ground in the field and cause water on the road to slope down into the valley.

A few of above are all reasons that have been expressed by the government's planning inspector previously and in our view the council's proposed changes do not respond fully to these concerns and therefore the local plan is neither justified or effective in its current form.

I would also like to add that I brought my property in January 2021, if i was to known this would be happening I wouldn't have brought my property, I feel that i have been mislead and reserve the right to seek redress.

Please set out what change(s) you consider necessary to make the Main Modification and/or supporting document legally compliant or sound, having regard to the test you have identified in the question above (Positively prepared/Justified/Effective/Consistent with national policy) where this relates to soundness. You will need to say why this change will make the Submission Version of the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Deleting South Epping from the plan would address these concerns and still enable the district to meet the housing numbers required by the government (especially when taking into account the many new flats proposed for Epping Town Centre)

otherwise, infrastructure needed

A Vehicular Bridge to ease with congestion

A new health hup / GP / Dentist

A new additional school

A local supermarket

a necessary green infrastructure must be provided

Signature: G Williams Date:
21/09/2021