

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	Bruce		
Last Name	Dickson		
Job Title (where relevant)			
Organisation (where relevant)			
Address			
Post Code			
Telephone Number			
E-mail Address			

Part B

REPRESENTATION

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

MM no: 78

Supporting document reference: L. South Epping Masterplan Area Capacity Analysis (Sites EPP.R1 and EPP.R2), March 2020 (ED120/ EB1421)

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? 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.

Ref: Plan to build 450 houses South Epping

The existing infrastructure cannot cope with the requirements of existing residents for the following reasons:

- 1) The local roads are narrow and cannot cope with existing traffic. During rush hours, and school runs, they are congested and dangerous. On street parking bays situated near Ivy Chimneys School make this section of road hazardous at best. School children have to walk along a dangerous road polluted by traffic fumes.
- 2) The drains and sewers cannot cope with heavy rain. Brook Road becomes a brook with water gushing down the road during prolonged rainfall. We have on two occasions had raw sewage running down Brook Road.
- 3) The Environment: The M25 runs all along South Epping. Residents in this area have to put up with traffic noise and pollution 24 hours a day. The one saving grace is that we have a thin corridor of green belt to dissipate some of the fumes. But this, like a great deal of green belt, would vanish if this vandalism takes place.
- 4) To build another school would be welcome in Epping for the existing population, but in reality, would barely serve the proposed development.
- 5) Other Services: Epping has no Accident and Emergency service, no Police station, and doctors surgeries cannot deal with the existing population.

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.

Cancel the redevelopment

Signature: Bruce Dickson Date:
21/09/2021