

---

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	Gary	
Last Name	Marshall	
Job Title (where relevant)		
Organisation (where relevant)		
Address	....Redacted....	
Post Code		
Telephone Number	....Redacted....	
E-mail Address	....Redacted....	

---

## Part B

---

### REPRESENTATION

**To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?**

Paragraph: 3.49

Policy: E 1 Employment sites

Policies Map: No

Site Reference: None of the above

Settlement:

**Do you consider this part of the Pre Submission Local Plan to be:**

Legally compliant: Yes

Sound: Don't Know

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

Complies with the duty to co-operate? Don't Know

**Please give details either 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; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.**

Surely it would be sensible to open up an area at Hastingwood roundabout for business in the form of an industrial park. This could be linked to the transport system to ensure public transport linkages are in place and of course easy access from the motorway.

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

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

No, I do not wish to participate at oral examination

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

## **REPRESENTATION**

**To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?**

Paragraph: 3.14

Policy: H 1 Housing mix and accommodation types

Policies Map: No

Site Reference: None of the above

Settlement:

**Do you consider this part of the Pre Submission Local Plan to be:**

Legally compliant: Yes

Sound: Don't Know

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

Complies with the duty to co-operate? Don't Know

**Please give details either 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; or of why the Submission Version of the Local Plan is legally**

**compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.**

This is a once in a generation opportunity to ensure we have the right amount of housing for the young singles, couples, young families and older persons downsizing. It requires EFDC to contract with developers who understand the pressing need for new, highly sustainable properties that are affordable and not offered only subject to making high profits. The properties must assist the District's needs to support its wider community into the future, with requirements for starter flats and, if rented, with reasonable multi-year tenancy agreements. A high degree of market intervention is necessary and only those developers who are prepared to accept these rules should be involved.

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

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

Yes, I wish to participate at the oral part of the oral examination

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

To reinforce and ensure that this is understood and accepted as the basic minimum of this plan.

## **REPRESENTATION**

**To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?**

Paragraph: 3.80

Policy: T 1 Sustainable transport choices

Policies Map:

Site Reference: None of the above

Settlement:

**Do you consider this part of the Pre Submission Local Plan to be:**

Legally compliant: Yes

Sound: Don't Know

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

Complies with the duty to co-operate? Don't Know

**Please give details either 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; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.**

EFDC needs to ensure that all parts of the District are linked and that public transport gets to all places on a regular frequency, particularly to hook up with the new expanded areas. As electric and hydrogen vehicles increase, including a requirement to see public transport upgraded with new technology, there is a need for the infrastructure to be strengthened to ensure a speedy transition and for all areas to be able to cope with increasing demand. The heritage railway must be linked into Epping underground station and the whole Epping station upgraded to assist public transport and the drop off facilities. The area needs to be comprehensively remodelled and during rush hour buses run to / from drop off points in the High Road to ensure less overcrowding with cars. North Weald needs to be linked by enhanced public transport to all other parts of EDF re new airfield business development and an enhanced shopping area. The scope for visitors to understand the ways to move from Epping station (including onwards to other leisure and recreational areas, e.g. Epping Forest visitor centres) need to be included in the remodelling, with proper bus areas / shelters away from the underground station entrance.

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

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

Yes, I wish to participate at the oral part of the oral examination

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

There is a lack of understanding about the chaos around Epping station and what is needed to be done for the future.

## REPRESENTATION

**To which part of the Pre Submission Epping Forest District Local Plan does**

**this representation relate?**

Paragraph: 4.142

Policy: DM 20 Low carbon and renewable energy

Policies Map:

Site Reference: None of the above

Settlement:

**Do you consider this part of the Pre Submission Local Plan to be:**

Legally compliant: Yes

Sound: Don't Know

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

Complies with the duty to co-operate? Don't Know

**Please give details either 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; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.**

There is a lack of ambition around introducing more renewable energy into EFD. Although there is reference to this, EFDC should plan in renewables hubs linked to centres of new housing or employment and subject of plans to have as much renewables in the new areas as can be achieved.

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

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

No, I do not wish to participate at oral examination

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

**REPRESENTATION**

**To which part of the Pre Submission Epping Forest District Local Plan does**

**this representation relate?**

Paragraph: 4.134

Policy: DM 19 Sustainable water use

Policies Map:

Site Reference: None of the above

Settlement:

**Do you consider this part of the Pre Submission Local Plan to be:**

Legally compliant: Yes

Sound: Don't Know

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

Complies with the duty to co-operate? Don't Know

**Please give details either 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; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.**

To reinforce that all new areas must effectively capture as much water as possible and this be built into the sustainability package for developers. This is linked to the critical infrastructure requirements and planning around water runoff requirements.

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

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

No, I do not wish to participate at oral examination

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

**REPRESENTATION**

**To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?**

Paragraph: 5.11

Policy: P 1 Epping

Policies Map:

Site Reference: None of the above

Settlement: Epping

**Do you consider this part of the Pre Submission Local Plan to be:**

Legally compliant: Yes

Sound: Don't Know

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

Complies with the duty to co-operate? Don't Know

**Please give details either 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; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.**

It is overtime for the development of St Johns to be agreed and put in place. This must enhance and build on the town's facilities and ensure there is a cultural centre and a benefit to the town's facilities for all residents

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

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

No, I do not wish to participate at oral examination

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

## **REPRESENTATION**

**To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?**

Paragraph: 6.18

Policy: D 2 Essential Facilities and Services

Policies Map:

Site Reference: None of the above

Settlement:

**Do you consider this part of the Pre Submission Local Plan to be:**

Legally compliant: Yes

Sound: Don't Know

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

Complies with the duty to co-operate? Don't Know

**Please give details either 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; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.**

There must be a clear demand on all the participating service providers that they enable the correct infrastructure both for the new developments and to ensure latest upgrades for all other existing residents. There must not be any compromise because it is considered more costly, but it is clearly to be included as state of art.

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

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

No, I do not wish to participate at oral examination

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

## **REPRESENTATION**

**To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?**

Paragraph: 6.34



Policy: D 4 Community, Leisure and Cultural Facilities

Policies Map:

Site Reference: None of the above

Settlement:

**Do you consider this part of the Pre Submission Local Plan to be:**

Legally compliant: Yes

Sound: Don't Know

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

Complies with the duty to co-operate? Don't Know

**Please give details either 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; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.**

The plan must ensure that all areas can receive the maximum amount of local facilities possible in each specific area. If not, then each community must be properly connected to the facilities by proper transportation links that run at times to connect with the opening times of the facilities. It is also expected that developers will properly contribute to those additional facilities necessary with increased populations.

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

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

No, I do not wish to participate at oral examination

**If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

**Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination**

Yes

Signature: Gary Marshall Date: 22/01/2018

#### DISCLAIMER

This email is for the use of the intended recipients only. Any opinion or advice it contains is that of the sender and does not bind the authority in any way. If you have received it in error, please notify the sender immediately and then delete the message. If you are not the intended recipient you must not use, disclose, copy or distribute this email. We have taken precautions to minimise the risk of transmitting software viruses, but we advise that you carry out your own virus checks on an attachment to this message. We cannot accept liability for any loss or damage caused by software viruses.

Internet email is not a secure communication medium,  
and we advise that you observe this lack of security when emailing us.

Epping Forest District Council  
[Postmaster@Eppingforestdc.gov.uk](mailto:Postmaster@Eppingforestdc.gov.uk)