

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	Rameen		
Last Name	Naylor-Ghobadian		
Job Title (where relevant)			
Organisation (where relevant)	Mr & Mrs		
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: 77

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

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

Legally compliant: Yes

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 proposal for 450 houses does not include adequate infrastructure - the absence of the vehicular bridge over the central line and proximity to Ivy Chimneys (a narrow and bendy road near to a school) means road safety will be compromised. The distance from the high street and underground means residents will drive to those sites, causing further congestion and pollution. The proximity to the M25 will also mean residents are exposed to high levels of pollution.

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.

An alternative site needs to be identified. Alternatively, there needs to be a reduction in dwellings and adequate green spaces - particularly around boundaries to the site to screen the development (on a hill) and to avoid the site merging with the M25 and Theydon Bois. In addition, there needs to be a vehicular bridge and adequate infrastructure, including a frequent bus service to the high street and underground plus cycle lanes.

Signature: Rameen Naylor-Ghobadian Date:
22/09/2021