

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	Samuel		
Last Name	Cracknell		
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: ED130

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.

We note that the modified plans no longer include plans for a vehicular bridge to ease congestion. Traffic along Brook Road and Ivy Chimneys Road is at times already congested, with large areas of “on street” parking amplifying traffic problems on the narrow roads. The traffic at school start and finish times is chaotic, and it is not unusual for Ivy Chimneys Road to become completely gridlocked with cars, frequently parking and driving on the pavement, endangering children. The existing road infrastructure absolutely cannot cope with traffic from an additional 450 houses and infrastructure must be provided to accommodate additional traffic created by any development. This is particularly so for emergency, delivery/waste disposal/operational vehicles. As well as road infrastructure to support any development, provision must be made for safe and convenient routes to key destinations, including to Epping London Underground Station, with emphasis on alternatives to driving.

We note that the current proposals say that ‘appropriate’ community and healthcare facilities must be provided. This is an absolute necessity. Pre-pandemic, waiting times for an appointment at The Limes in Epping was weeks, if it was even possible to get an appointment at all. An additional 450 homes in the area will put further pressure on these already stretched services.

The current proposals says that a new school must be provided. This is a necessity as Ivy Chimneys Primary School is already nearing/at capacity and clearly not able to accommodate children from an additional 450 homes, as children in the local area are already having to travel to Theydon Bois Primary School and other schools.

The existing Brook Road playing area at the corner of Brook Road and Flux’s Lane provides a well-used and much needed sports area for family recreation and sports. An additional 450 homes nearby is sure to increase demand for this essential area, and provision must be made for it to be retained as is or replicated elsewhere in the development. This is also important as a place to go to remove pressure from Epping Forest as a “leisure facility”.

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.

Provision of sound, detailed plans that overcome the issues outlined above, i.e. plans to ease vehicular congestion, plans to for healthcare facilities, plans for new education facilities, plans to retain existing green space.

Signature: Sam Cracknell Date:
23/09/2021