



**Epping Forest
District Council**

www.eppingforestdc.gov.uk



Representation form for Submission Version of the Epping Forest District Local Plan 2011-2033 (Regulation 19 publication)

This form should be used to make representations on the Submission Version of the Epping Forest District Local Plan which has been published. Please complete and return by 29 January 2018 at 5pm. An electronic version of the form is available at <http://www.efdclocalplan.org/>

Please refer to the guidance notes available before completing this form.

Please return any representations to: Planning Policy, Epping Forest District Council, Civic Offices, 323 High Street, Epping, Essex, CM16 4BZ

Or email them to: LDFconsult@eppingforestdc.gov.uk

BY 5pm on 29 January 2018

This form has two parts –

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Please attach any documents you wish to submit with your representation

Part A

1. Are you making this representation as? (Please tick as appropriate)

a) Resident or Member of the General Public ☒ or

b) Statutory Consultee, Local Authority or Town and Parish Council ☐ or

c) Landowner ☐ or

d) Agent ☐

Other organisation (please specify)

2. Personal Details**3. Agent's Details (if applicable)**

Title	<input type="text" value="Mr and Mrs"/>	<input type="text"/>
First Name	<input type="text" value="Barry and Angela"/>	<input type="text"/>
Last Name	<input type="text" value="JORGE"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text" value="REDACTED"/>	<input type="text"/>
Line 2	<input type="text" value="REDACTED"/>	<input type="text"/>
Line 3	<input type="text" value="REDACTED"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text" value="REDACTED"/>	<input type="text"/>
Telephone Number	<input type="text" value="REDACTED"/>	<input type="text"/>
E-mail Address	<input type="text" value="REDACTED"/>	<input type="text"/>

Part B – If necessary please complete a separate Part B form for each representation

4. To which part of the Submission Version of the Local Plan does this representation relate?
(Please specify where appropriate)

Paragraph Policy Policies Map

Site Reference Settlement

5. Do you consider this part of the Submission Version of the Local Plan:

**Please refer to the Guidance notes for an explanation of terms*

a) Is Legally compliant Yes No

b) Sound Yes No

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

Positively prepared Effective

Justified Consistent with national policy

c) Complies with the duty to co-operate Yes No

6. Please give details 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. 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 plan does not demonstrate that it will provide suitable, safe and convenient access for all potential users. Building 100 plus homes on an already well-established site with only one access road will result in additional congestion, and the plans to reduce parking, will further exacerbate the problem, which will be potentially unsafe and an endangerment to all residents. This is a high, not low, impact plan that will lead to intolerable stresses on all public services, including education, health, emergency and transport many of which are already crumbling under the strain of current public needs. The proposal to cater for this additional number of homes has not been demonstrated and it is doubtful if it could ever be achieved by available resources, planning design, or finance.

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Submission Version of the 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 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.

In conclusion, sadly, we believe that the whole building proposal for over 100 plus homes is badly conceived and considered to apply it in such a densely populated area that already has high stress levels on public services, road infrastructure wherein this proposal will worsen the situation to extreme danger levels. We suggest that the council in having to meet the governments housing targets look further afield to brownfield site or less populated areas to apply this building proposal with less detrimental impact.

(Continue on a separate sheet if necessary)

8. 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 the hearings

☐

Yes, I wish to participate
at the hearings

9. If you wish to participate at the hearings, please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

10. Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination (Please tick)

☐ Yes ☐ No

11. Have you attached any documents with this representation?

☐ Yes ☐ No

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[PAGE 187] Community, Leisure and Cultural - 'the loss of such facilities through redevelopment and change of use is detrimental to the fabric of the communities and should be resisted.' Policy D4 Giii, v - the proposal to have a high impact build on community open space on the Limes Farm estate will deny the residents of the limited green areas which are beneficial to their health and well-being and prevent natural drainage. Currently the areas are used by the the local primary school for national curriculum essential sports lessons, local football teams, all residents walk, exercise and enjoy the green space and views. In the summer months many who live in the flats and have no outside space, use the green areas extensively. The allotments at the entrance to the estate are used by locals to aid their health and well being too. This is all part and parcel of the identity and culture of the Limes Farm Estate which promotes a living balance of well being for the community.

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POLICY T1 - Aiii - vi, Civ, Fi-v will be severely compromised by this Master plan. Considering that most households in the nation now possesses the miniumum of 2 cars each, to build 100 plus homes will add to the congestion of all roads feeding the Chigwell area. Chigwell is an already high density area, and this building proposal will further add to the stresses of transport infrastructure to the detriment and safety of residents already living in the area.

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Infrastructure requirements - C The negative impact on all infrastructure elements is clear, currently all are under great strain, not coping or crumbling. Adding more households into this system would negatively affect all and solutions for most would not be surmountable even with finance and good design resources. Roads and transport are over capacity during peak times. The health provision despite development of health hub is still struggling to provide for current residents, the chemists are also struggling not being able to find pharmacists. Adding more consumers into an area classed as already having 'serious water stress' is folly and will lead to further problems. To suggest management by restricting use, smacks of 'big brother' tactics. Education provision is already compromised locally. Air pollution from proposed development works and increased road/transport use will negatively impact for many years to come on all residents.

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