

Stakeholder Reference:

Document Reference:

Part A

Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title		Mrs
First Name		Keith
Last Name		Harragan
Job Title (where relevant)		
Organisation (where relevant)		
Address		
Post Code		
Telephone Number		
E-mail Address		

Part B

REPRESENTATION

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

Paragraph: 5.46

Policy: P 3 Waltham Abbey

Policies Map: Yes

Site Reference: WAL.R6

Settlement: Waltham Abbey

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

Legally compliant: Don't Know

Sound: No

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

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.

I make two points, parking and access. Firstly, parking. Currently, Saxon Way (which is the road immediately adjoining the proposed development) is used extensively for non-resident parking and is therefore often very busy. People parking there include commuters, Community Centre users (the existing car park is not large enough for the Centre's current use), parents taking their children to Waltham Holy Cross schools, and people who would have used the Abbey Gardens car park but now park elsewhere because of the newly introduced charges. Unless the development makes adequate provision for parking (and Government figures show that car ownership now exceeds 1.3 vehicles per household) then Saxon Way and no doubt Tudor Way will become full of parked cars on both sides of the road. As has happened in other roads in Waltham Abbey, such as Railton Road. Which leads to my second point, access. With Saxon Way and the adjoining Tudor Way being full of parked cars, it will be very difficult for residents of Saxon Way, Tudor Way and Norman Close to get in and out, especially at peak times. Of equal concern is the difficulty emergency vehicles will have accessing these roads, particularly when cars are large and/or badly parked. I think this point needs serious consideration.

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.

The plan should be changed to ensure that the proposed development does not exacerbate the current position re car parking in Saxon Way. My proposed amended wording is:

Appendix 6d Wal.R5 Infrastructure

Development proposals should incorporate the re-provision of the existing number of car parking spaces for users of the community centre in the development, and ensure that the proposals also incorporate adequate numbers of car parking spaces (allowing for at least two vehicles per property). Such car parking spaces should be integrated into the development through careful design and layout, which may include basement or undercroft car-parking.

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: Keith Harragan Date: 27/01/2018

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Epping Forest District Council

Postmaster@Eppingforestdc.gov.uk