

4. This representation relates to

Paragraph

Policy H1

Site reference

Settlement

5. We consider that this part of the Submission Version of the Local Plan is

b) Sound: No

because it fails

Positively Prepared

Justified

6. Details of why we consider the Plan to be unsound - loss of bungalows and specialist accommodation

6.1 Policy H1F¹ states that “The loss of bungalows and specialist accommodation will be resisted.”

While we support EFDC’s intention to retain existing bungalows, we are not aware of any provisions in the planning system which would enable EFDC to prevent the conversion or replacement of bungalows by larger dwellings, and there is nothing in the Plan to show how they would or could “resist” such changes – as such it therefore appears to be mere verbiage with no practical implications, and is unsound.

6.2 We think that the existing planning rules give some protection to specialist accommodation, but we do not pretend to be planning experts, and consider that the matter needs to be put beyond doubt for the Plan to be considered to have been positively prepared and likely to be effective.

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7.1 The Plan could be made sound either by deleting the references (which we do not recommend) or preferably by including the practical steps by which the Council will endeavour to resist such changes, such as the inclusion of suitable Policy provisions.

8. Participation in the oral part of the examination

Yes, we wish to participate in the hearings.

9. We consider this to be necessary because

We think that it is necessary for us to participate at the hearings

- Because of our local knowledge (see description of Loughton Residents Association below)
- Because of the Council’s failure to take proper action in respect of the views expressed in public consultations or in feedback from local Cllrs (see for example our representation on Site LOU R5 Loughton.

¹ **Policy H 1 Housing Mix and Accommodation Types**

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F. The loss of bungalows and specialist accommodation will be resisted.

About Loughton Residents Association

Loughton Residents Association is a very active group of local residents who care for Loughton and its environment. Our membership is around 1,000 households, and we have been in existence for over 35 years. We are independent of any political party. We seek, and listen to, the views and concerns of Loughton residents and take action in support. We have a majority of the councillors on the Loughton Town Council, are the second largest group on Epping Forest District Council & are represented on Essex County Council. We provide our own regular printed and email newsletters to residents and our own website, www.loughtonresidents.org.uk

10. We wish to be notified when the Plan is submitted for independent examination

Yes ✓

11. Have you attached any documents to this application? No



Signature:

28/01/18