

## Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID 3140 Name john Rymer

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Method Survey

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Date

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### Survey Response:

1. Do you agree with the overall vision that the Draft Plan sets out for Epping Forest District?

**Strongly agree**

Please explain your choice in Question 1:

I was born in Epping and have lived in EFDC area for all but 2 of my 68 years. I love Epping and choose to live here because of the closeness to the countryside and Epping Forest. The closeness to London provided by the Underground is ideal for commuting. The Town offers sufficient for 90% of my family needs and I find the area relatively crime free with very friendly and helpful neighbours. Additional housing is obviously necessary but the choices preferred in the draft plan are not perfect.

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2. Do you agree with the overall vision that the Draft Plan sets out for Epping Forest District?

**Strongly agree**

Please explain your choice in Question 2:

I agree with additional housing across the district but the numbers suggested are way in excess of what I believe are necessary.

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3. Do you agree with the proposals for development around Harlow?

**Strongly agree**

Please explain your choice in Question 3:

Harlow is a New Town and with good transport links and educational facilities and is still growing. There are good shopping centers and retail parks within easy access of most Harlow residents. There will obviously have to be provisions for additional education facilities, community centers and transport links. Harlow is a

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growing Town with good employment and industrial centers already in place that attracts workers from outside of the area.

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4. Do you agree with the proposed shopping area in...

Epping?

Yes

Buckhurst Hill?

No opinion

Loughton Broadway?

Yes

Chipping Ongar?

Yes

Loughton High Road?

No opinion

Waltham Abbey?

Yes

Please explain your choice in Question 4:

Speaking for Epping there is room for increased retail outlets so long as the character of the Town isn't sacrificed for unnecessary and unwanted duplicated outlets that will harm existing retailers.

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5. Do you agree with the proposals for new employment development?

Agree

Please explain your choice in Question 5:

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6. Do you agree with the proposed sites in your area?

Epping (Draft Policy P 1):

No

Please provide reasons for your view on Epping:

I feel that the chosen sites to the South of Brook Road and Ivy Chimneys Road are completely wrong for the following reasons. 1. The area South of Brook Road is prone to flooding with two tributaries running from east to west. I believe that heavy rainfall could result in serious problems similar to those recently suffered at the Somerset Levels. 2. The existing through roads cannot take the increasing levels of traffic. Commuter parking and necessary parking by residents leads to traffic gridlock, increased pollution in a green belt area and more seriously presents a danger to young children attending Ivy Chimneys Primary School and Coopersale Hall School. There is also the problem the emergency vehicles cannot get through due to the restricted access and

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traffic congestion. 3. 600 extra homes would need its own Primary School as Ivy Chimneys School is full to capacity, Children living in Charles Street are no longer in the catchment area for the school. There have to go to Epping Primary School which is full. 4. There is only one small local shop in the area. Adequate at the moment but trying to serve 600 extra homes would obviously be a problem. There would be need for more small general retail units with the additional homes. 5. All the doctors surgeries in the area are full to bursting. Many of the regular patients at surgeries are senior citizens who generally need more care than most younger residents. There would be a need for more local doctors. 6. The inadequate and expensive parking at Epping station makes the residential streets north of Brook Road and Ivy Chimneys Road ideal for free commuter parking. This gives rise to problems with delivery drivers and the refuse and recycling collection vehicles, also local residents not being able to park within 100yds of their homes. Our refuse collections are often missed on collection day due to the vehicles not being able to access **...Redacted...** due to cars indiscriminately left by commuters and some visitors to the area. The same problem must exist in Charles Street and other residential areas. 7. Pedestrian access along Brook Rd and Ivy Chimneys Road (particularly by the bridge) is very very dangerous. Increased homes will mean increased number of cars and an increase in pedestrians, some with buggies and prams hence increasing the risks of accidents and possible deaths. 8. There is also the noise pollution from the nearby M25 and M11 traffic for all residents in the new developments; particularly in the summer months when people like to have their windows open. Also the light pollution from the street lighting at the M25/M11 junction. Our local lights are turned off at midnight but the glow from the motorways is bright. 9. A recent planning application to turn 2 large houses into 22 flats was recently turned down after objections from local residents concerning traffic and other problems. This plan appears to be a reversal of Council planning policy with no thought to road safety issues. 10. More thought should be given to moving these 578 homes to sites around Harlow that are more appropriate. Also there is minimal additional housing to parts of the South East of the district where many of the problems listed above do not exist. These areas should be re-visited.

Loughton (Draft Policy P 2)

**No opinion**

Please provide reasons for your view on Loughton:

Waltham Abbey (Draft Policy P 3)

**No opinion**

Please provide reasons for your view on Waltham Abbey:

Chipping Ongar (Draft Policy P 4)

**No opinion**

Please provide reasons for your view on Chipping Ongar:

Buckhurst Hill (Draft Policy P 5)

**No opinion**

Please provide reasons for your view on Buckhurst Hill:

North Weald Bassett (Draft Policy P 6)

**No opinion**

Please provide reasons for your view on North Weald Bassett:

Chigwell (Draft Policy P 7)

**No opinion**

Please provide reasons for your view on North Weald Bassett:

Theydon Bois (Draft Policy P 8)

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**No opinion**

Please provide reasons for your view on Theydon Bois:

Roydon (Draft Policy P 9)

**No opinion**

Please provide reasons for your view on Roydon:

Nazeing (Draft Policy P 10)

**No opinion**

Please provide reasons for your view on Nazeing:

Thornwood (Draft Policy P 11)

**No opinion**

Please provide reasons for your view on Thornwood:

Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots (Draft Policy P 12)

**No opinion**

Please provide reasons for your view on Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots:

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7. Do you agree with the approach to infrastructure provision being proposed in the plan?

**Agree**

Please explain your choice in Question 7:

**More details are necessary with regards to primary schools, secondary schools, nurseries and play schools**

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8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this.

**In particular to my part of Epping I don't believe that the development of the extra 578 homes is sustainable. Environmental problems with the two streams would lead to serious problems. Air and noise pollution for the area will increase and not meet safe guidelines.**

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9. Do you wish to comment on any other policies in the Draft Local Plan?