

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

Stakeholder ID 2717 Name Elizabeth LAWRANCE

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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 disagree

Please explain your choice in Question 1:

Having suffered from regular power cuts, horrendous traffic grid locks, fires at the wood pile on the Birchwood industrial estate, overflowing drains and flooded roads during wet weather in the low-lying village of Nazeing, I do not believe it can cope with more housing and the plan gives no information of infrastructure or funding to support additional residents! I also feel that any new housing stock would be bought up by wealthier people from outside the district and escaping the London conurbation and will not benefit young people trying to save up to buy or rent locally, close to their existing family.

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

Disagree

Please explain your choice in Question 2:

I would prefer to see the use of derelict land and empty offices or units above shops and in-filling of gaps between existing properties rather than large swathes of precious green belt going under concrete. Some shopping preceincts (eg Harlow) are so run-down and unattractive places. Shops I used to regularly go to have been pulling out of the town centre over the last 2 years...perhaps a re-balancing of low-cost housing there and fewer shops could be the answer. Harlow town centre needs a complete re-design.

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

**Strongly disagree**

Please explain your choice in Question 3:

I do not believe we should be considering building on green belt around Harlow at all. Given the uncertainty surrounding Brexit and how this Nation will support itself post-brexite, valuable farmland should be protected for future food-production along with the vital rural footpaths which contribute to the health of our nation. Once it's gone, we could never get back the land needed to do the same job and wildlife would go into decline. The proposal is also not aligned with the stated aims of the plan.

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

Epping?

**No opinion**

Buckhurst Hill?

**No opinion**

Loughton Broadway?

**No opinion**

Chipping Ongar?

**No opinion**

Loughton High Road?

**No opinion**

Waltham Abbey?

**No opinion**

Please explain your choice in Question 4:

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

**Disagree**

Please explain your choice in Question 5:

The new sites SR-0580 and SR-0151 **....Redacted....**. We have suffered dreadful problems with lorries trying to negotiate their way down that narrow lane which is bounded by steep slopes and a brook. They often go onto the pavement to enable cars to pass or force cars to do the same or reverse back into a passing place - all equally dangerous manoeuvres. Hoe Lane regularly floods during heavy rain and on-road parking for existing houses with no off-street parking create an on-going hazard for traffic. There is no capacity for more. Furthermore, the persistent woodpile fires that have happened at the Birchwood Industrial estate require quick and speedy access for fire engines to attend in large numbers...difficult enough given current traffic levels here. There is a general problem with lorries making dangerous turns at the cross roads in Nazeing - almost side-swiping cars waiting at the lights as they turn and ride up onto the pavement. These vehicles are

far too big to be coming through the village. There should be no more employment sites allowed if such vehicles need to have access.

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

Epping (Draft Policy P 1):

**No opinion**

Please provide reasons for your view on Epping:

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)

**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**

Please provide reasons for your view on Nazeing:

sites SR-0011, SR-0300 (A,B&C) and SR-0473 are Grade 1-3 Green Belt even though there are many other brownfield sites and derelict land that could be considered first. Green belt should not be chosen for

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development first just because it presents the easiest and cheapest option for developers with land owners offering them up to make fast money. We should not be encouraging the custodians of our green and pleasant land to profiteer from its destruction! The current infrastructure is not coping with the current population in Nazeing, namely: flooding of low-lying roads, power cuts, traffic jams, dangerous HGV manoeuvres, sewerage overflows. The local school is over-subscribed and I am aware of proposals to cut our existing bus service.

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?

**Strongly disagree**

Please explain your choice in Question 7:

I do not believe that this matter is being taken seriously by the EFDC. The pressure to build is short-cutting due diligence on this matter. For example - the ARUP assessment is not credible at all. The local school is shown to have vacancies which is not true and the proposed development sites are conveniently shown as being 'uncongested' at peak times when I know how hard it is to get in and out of Nazeing in the rush hour in all directions. Developers (if any) should be forced to pay a significant commuted sum towards the future maintenance of any new infrastructure and planners must ensure that infrastructure is in place first, before any development is considered.

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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.

I don't feel there is a strong enough case for building on green belt. The EFDC should look to developing existing brownfield and derelict land first in accordance with the National Guidance in National Planning Policy Framework. There will be a destructive impact on our wildlife, air-quality and character of the village of Nazeing and the permanent loss of land that is or could be used for food production.

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

The research on which the proposals for nazeing have been based is in adequate and flawed. The consultation process has not been advertised satisfactorily...many of my neighbours are unaware that this deadline is approaching and have no access to the internet. Hard copies of questionnaires should have been sent to every household with return envelopes and the option to reply online offered. The message appears to have only been received by people who already have a contact aware of the situation, relying on word-of-mouth. Please re-evaluate the approach to meeting housing needs in and around Nazeing -looking at derelict land and

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brownfield sites first. please also protect and improve our public transport before allowing housing to increase along with traffic congestion and pollution.

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