

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

Stakeholder ID 2538 Name Pippa Bryce

Method Survey

Date

This document has been created using information from the Council's database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: ldfconsult@eppingforestdc.gov.uk

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:

I don't think EFDC have taken into account the problems that already exist in Loughton. We already suffer with a huge lack of parking, and overcrowding on the underground, and unacceptable waiting times at GP surgeries. More homes in the old part of Loughton would exasperate this existing problem.

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:

The areas you have chosen in Loughton will take away valuable green spaces on the Debden Estate side of Loughton

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

No opinion

Please explain your choice in Question 3:

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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:

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

No opinion

Please explain your choice in Question 5:

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

Please provide reasons for your view on Loughton:

It takes away the valuable green open spaces in Debden and will increase the high density of housing in the old park of loughton where there is very limited and no parking. Most of the olds part of loughton was built before cars existed and for this reason there is very limited parking, increasing the homes in this area will

exasperate this problem. And put a huge stress on the residents. It is not realistic to say that residents in a centre of a not need a car parking space as in reality every household owns a car.

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 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:

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

Disagree

Please explain your choice in Question 7:

The infrastructure needs to be put into place before the homes are built

8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this.
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9. Do you wish to comment on any other policies in the Draft Local Plan?

SR-0527 the royal oak

The Royal Oak public house Smarts Lane is exactly that, a narrow lane. The small cottages that make up Smarts Lane were built around 1880 long before cars existed. The cottages were built very close together and there is very little or no room at all for off street or roadside parking. For this reason the residents of Smarts Lane are forced to park their cars in surrounding High Beech Road and Forest Road. Smarts Lane is an extremely busy short cut for traffic coming off the Epping New Road travelling via Earls Path and down through or to Loughton High Road. It operates a one way traffic controlled system. The residents of Smarts Lane already experience the stress of having very limited parking facilities and struggle with the local businesses, shopkeepers and office workers who work in Loughton High Road, who also use these limited parking spaces. I care about my community and where I live, we have a very special community in Smarts Lane and the surrounding roads. I deeply care about the impact that this development will have on my fellow residents, family, friends and the local small businesses. We all struggle with the stress and problems that the lack of parking causes, so I plead with the Cllrs attending the Area Planning Sub-Committee South meeting on Wednesday 23 November to think very carefully about this proposed development. If you lived in Smarts Lane with the existing parking problems would you wish this proposed development to be granted? I ask you, who will benefit from this development? The existing residents, and the residents of the surrounding area will certainly not, and the new residents of the proposed development will also be subject to limited parking facilities. I have read the comments made about the parking provision but these decisions are being made by Essex County Council Highways Standards people who do not live in Smarts Lane or experience the stress caused by the existing lack of parking. I have no knowledge of planning procedure, but I have common sense and logic. It is unrealistic for developments in town centers not to have adequate parking facilities when in reality most homes have more than one car per household. The Royal Oak public house was badly managed by the previous owner who sold it to the Higgins Group. I suggest that the Higgins Group should develop The Royal Oak back to its former glory and create an establishment with accommodation, similar to the Blue Boar in Abridge. This would provide a wonderful amenity to the residents and many visitors to Loughton. We have no hotel accommodation in Loughton for visiting families so The Royal Oak would be the perfect answer. This would create employment and add to the economy instead of destroying the community. Smarts Lane is NOT big enough for another 14 homes and the additional parking problems that it will create. This is an over development of an already compact, high density residential area that was originally built with no parking facilities. It will exasperate the stress that the residents already experience and it is not acceptable. I strongly urge you to please think very carefully about the lack of parking and parking associated problems that already exist in Smarts Lane, and the long term parking implications which will affect us all.
