

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

Stakeholder ID 2150 Name Stella Moore

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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:

The area is already overloaded in terms of lack of services and appalling traffic jams. How can the small country-style main roads of Epping - Bower Hill, Stewards Green Road, Brook Road, Ivy Chimneys Road, Centre Drive, etc. - be expected to withstand that increase of traffic? The roads are already crumbling from over-use and there is daily gridlock in the High Street and local roads, especially at rush hour as traffic heading for/from the M11 and M25 joins the busy school run and local rush hour traffic. We also have parents coming into Coopersale Private School in Fluxs Lane at the end of Brook Road from outside the immediate area: it is often difficult even to access the main road (Stewards Green Rd) **...Redacted...** because of the two-way school traffic in the mornings.. Sometimes it is almost impossible to get in or out of Epping as it is. This is completely inappropriate and logistically implausible in real terms. Epping simply does not have the infrastructure to cope with this kind of development. It is a small market town containing centuries old shops and buildings. The main High Street is small and even the local Tesco does not have enough parking as it is. How will this influx of traffic work every Monday when all parking is suspended to facilitate the Monday market? This development would be hugely detrimental to the buildings and roads and also to the daily existence of current residents of this part of Epping. The road is already so busy and dangerous that it is unsafe to access our own vehicles parked in the Stewards Green Road lay-bys and pets are regularly run over and killed. Children walk along this area to Ivy Chimneys School and to and from Epping St Johns Secondary School and further volumes of traffic would render them even more unsafe.

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2. 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 2:

When I moved to Epping **Redacted** there had just been a planning battle between the site of the current Epping Golf Course and the neighbouring farm which lies to the south of Brook Road. Only one received planning permission and one reason was the impingement on Green Belt land. If councils keep allowing Green Belt land to be chipped away, the whole premise of a protected area of green, natural land around London, supporting wildlife and promoting environmentally friendly areas, is totally negated. There are many brownfield sites that would be better used, which would help to re-generate declining town areas and businesses, rather than putting unbearable pressure on a small market town like Epping. Larger areas are available which are far more appropriate and lend themselves better to the development of a new community within an area with better access, more land and more potential for additional services (eg, land in North Harlow near the new M11 spur (which could serve commuters effectively) or land around the new development near the A414)

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

**Agree**

Please explain your choice in Question 3:

Please see above. There is more land, space and better road systems which could easily be extended or added to in order to facilitate new homes.

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

Epping?

**No**

Buckhurst Hill?

**No**

Loughton Broadway?

**No opinion**

Chipping Ongar?

**No opinion**

Loughton High Road?

**No opinion**

Waltham Abbey?

**No opinion**

Please explain your choice in Question 4:

Epping is a small market town with traders dependent on income from the ancient Monday Market. Livelihoods are already threatened by out-of-town shopping and local shops already struggle to compete. Buckhurst Hill has a similar situation. Trade will be lost and livelihoods ruined.

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

Disagree

Please explain your choice in Question 5:

A small town like Epping simply does not have the space for the buildings expansion that this - in an ideal world - would like to promote.

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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:

**Please see reasons outlined in all previous questions**

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 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)

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### 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?

### Disagree

Please explain your choice in Question 7:

**The traffic, wildlife, environmental and physical negatives outweigh the practicality of the suggestions for Epping. It is not logistically practical.**

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