

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

Stakeholder ID	1341	Name	L	Watmough
Method	Letter			
Date	17/11/2016			

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Letter or Email Response:

I am writing in regard to the future housing proposal, by EFDC for Chigwell, in particular the Limes Farm Estate, proposed development. The Proposal is for approximately 210 houses and I wish it to be noted that as a Grange Hill resident, I am totally against this proposed development for the following reasons. In the past few years Grange Hill has had more than it's fair share of new developments, to the detriment of the local residents, there has been no improvements made to the infrastructure, for this area and this particular part of Manor Road has seen a large increase in traffic to the point of daily traffic jams. We also have a major issue with parking in Grange hill and the possibility of bringing more vehicles into the area would only make the matter worse, as it is, the local residents do not have parking for visitors and family when they come to visit. To build another 210 houses on what is the only green space the Grange Hill residents have for recreation, for themselves and their children is beyond comprehension. This Estate already suffers with social problems and if this proposal was to go ahead, the social problems would only be magnified, this I believe the Parish Council have also emphasised. I recently spoke to a Limes Farm resident who has lived on the Estate for 46 years, in fact since it was built and she said the only improvement she had seen to the infrastructure on the site was a bus service. It's not more housing that Limes Farm needs, it's more money to improve what is already there, there's litter everywhere, there has been problems with drugs, there was a stabbing and a shooting, so why on earth would you increase housing to this degree, whilst these issues have not been addressed? I believe it is the easy option for EPDC, they think they can just dump 210 houses on this urban green space, thus avoiding the need to put it elsewhere in Chigwell. I believe this is the case and I have attached copies of the Chigwell residents Association meeting comments in which they discuss a proposal for 200 houses to be build on land behind the King William public house, you will note from the comments, this was vehemently rejected, not only by the local residents, but also by the Council. One of the reasons given was there would only be one road in and out if this proposal was approved, there is only one road in and out of Limes Farm, they also state it would ruin the look of the area, what do EFDC think it would do to the look of grange hill? EFDC are being NIMBYS, a phrase usually reserved for local residents, only this time the boot is on the other foot. According to Councillor Knapman and I quote "brownfield sites would be used first (there are very few in Chigwell), SMALL SITES WOULD BE PREFERRED AND SITES HAVING A LOW VISUAL IMPACT" it seems that EFDC are not adhering to there own recommendations. This proposal would not be small and it certainly would not be of low visual impact, in fact it would be quite the opposite. It was also commented that Chigwell was well ahead of the game, in terms of number of new dwellings, with in excess of 350 already built since 2011, which would count towards EFDC'S Quota, I would suggest that quite a few of the 350 are in Grange Hill area already. There is only one infants school and one junior school on Limes Farm and I have spoken to both schools, who also believe this development would be a step too far and that the schools would not be able to cope with ever increasing numbers of children. There are only so

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many Doctors in the area, I had to wait three weeks just for a check up with the nurse, these are important factors that need to be taken into account. The Parish Council believe that this urban green space should be left as it is and that the increase of dwellings needed in Chigwell can be made up by creating smaller groups of houses/flats in other parts of the district.. The Parish Council have mentioned other possible sites in Lambourne end, if this was agreed, it would hardly affect anyone, if anyone at all, yet EFDC would still get the extra housing they need. I would also like to draw to your attention to the following comment made on the EFDC website under visions and aspirations for the future Chigwell, "emphasis upon the organic growth of Chigwell as a village with focus on small scale development and provision of facilities for existing residents rather than major redevelopments" practice what you preach comes to mind, or is it do as i say not as i do? I would also like to draw to your attention the fact that Buckhurst has only been allocated 85 dwellings, why? Grange Hill seems to be the easy option for EFDC's future dwelling proposal and this is not acceptable and I believe that the Council should disregard this huge proposed development on Limes Farm and look elsewhere, the Parish Council seem to have the answer, which would keep everyone happy. I am also bothered by the fact that, no one seems to know EFDC are proposing in the Grange Hill area, I spoke to the local Vicar at St Winifred's and he was totally unaware, even though the church is more or less on the exact spot EFDC want to develop. I have spent all weekend canvassing in the area and this seems to be the same with everyone i spoke to, no one knows anything, surely EFDC should have made sure that the local residents were made aware of the possibility of such a large scale development which could possibly affect everyone in the area? I have also carried out a lot of research online about the benefits of having access to green spaces, it is paramount to our wellbeing and health and I have given below two of many quotes from medical professionals stating this fact. There are numerous health benefits associated with access to public open space and parks. Access to vegetated areas such as parks, open spaces and playgrounds has been associated with better perceived general health, reduced stress levels, reduced depression and more. Beth Murphy, information manager at the mental health charity Mind, said "For people living busy lifestyles in densely populated areas, being able to get outdoors and access green space is a great way to escape the stresses of day - to day life. For the above reasons I believe that EFDC should take note of what the local residents of Grange Hill want and utilise other sites as suggested by the Parish Council. I await your comments regarding this matter. Yours Faithfully, ...Redacted...

See attachments Quotes below. Chigwell Residents tell Freetown that housing is NOT required on this Green Belt Site - "Residents were further upset by the insistence of the consultants present that an estate of 200 houses using only one access road to and from the estate coming out onto Hainault Road (close to Victory Hall) Would have little impact upon the traffic congestion that this part of Chigwell experiences both morning and evening every working day... It was requested that questionnaires were put in a box on leaving, but there was no count or recording of how many were actually being returned, and thus no record of the numbers submitted. Fresh Attacks by developers on Chigwell's Green Belt - Chigwell is actually well ahead of the game, having built in excess of 350 new dwellings since 2011 which count towards our quota. These fields are most unlikely to be required for removal from the Green Belt in our neighbourhood plan. They are considered to be important farmland, which contribute significantly to the character of Chigwell. Chigwell Parish Council expects to be able to meet its housing requirements without resorting to high numbered single developments (as proposed by this company). There is no way that the development being proposed here should be considered for approval within the Green Belt. This proposal does not seem able to demonstrate any very special circumstances or need for either removing the site from the Green belt or for allowing any residential development on this important Green Belt site. It is vital that residents in the area make their complete objections known, and in no uncertain terms. The developers is holding a "chance to view the initial masterplan" On Saturday 16th July at the Limes Centre, Limes Avenue, Chigwell, IG7 5LP from 11am - 2pm.

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