

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

Stakeholder ID	3926	Name	Karen Laing	Owner at m-school
Method	Letter			
Date	12/10/2016			

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### Letter or Email Response:

FAO: The Planning Policy Team

1. Do you agree with the overall vision that the Draft Local Plan sets out for Epping Forest District? (See paragraph 3.26, Chapter 3). I agree with the vision as set out. However, as a resident and local business owner (working in leisure/health sector) it is difficult to see how this is possible going forwards when the vision isn't being fulfilled at present. I accept the need for new housing but do not believe the infrastructure can support development when it doesn't support existing housing and businesses.
2. Do you agree with our approach to the distribution of new housing across Epping Forest District? (See Draft Policy SP 2, Chapter 3). I can see what you are trying to achieve but still feel, particularly in Epping, that new houses will choke existing infrastructure, education and health care. Whilst the proposal is promising new infrastructure (I think) I do not believe that this proposal can be considered until Essex County Council delivers plans for new infrastructure, especially roads. The 'vision' mentions flood plains and pollution but the proposed housing (example being opposite Brook Road) would be built on a flood plain, putting homes at risk.
3. Do you agree with the proposals for development around Harlow?(See Draft Policy SP 3, Chapter 3). I understand the proposal. I am not resident in Harlow and cannot comment in detail.
4. For the two town centres and four district centres in the District the Draft Local Plan sets out a proposed primary shopping area which is intended to protect and encourage retail uses(See Draft Policy E 2 and Section 5 - Places). Do you agree with the proposed shopping areas? Whilst the vision is good, given the high business rates and rents for Loughton and Epping town centres I do not believe these proposals are viable on a practical level. How can you promise to have a balance of usage across retail outlets? This will come down to who can afford the rates. Speaking as a local business owner, I am put off expanding to a premises in Epping (where I currently deliver exercise and health education to over 100 Epping Forest residents weekly) due to business rates and rents. I feel the only way you could carry through these proposals is by incentivising local business owners in the sectors which are currently under represented in the major retail hubs.
5. Do you agree with the proposals for new employment development?(See Draft Policy E 1, Chapter 4). I think the proposals sound good but have little confidence. How will this happen? For example, the floorspace. I currently provide services through the local children's centre (...Redacted...) so know that since the registry office moved there is valuable office space currently unused. As a small business owner, how can I consider high rents in Epping when I know there are spaces like these which are unused? With all of these proposals I think they sound great but when present circumstances don't deliver on the proposals, how can I, as a resident and business owner believe that this will happen when Epping develops?
6. Do you agree with the proposed sites in your area?(See Chapter 5) Do not feel that you have to comment on all of the areas. I live in Epping, on (...Redacted...). I'm in an unusual position in that I am not a home owner. I would like to be but am squeezed out of the market due to high house prices. I would therefore LIKE to see

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affordable homes but not to the detriment of pollution, building on flood plains and choking existing infrastructure. As a business owner I would also like more customers. More homes would bring more customers but as I mentioned previously I can only disagree on building more homes in Epping until detailed infrastructure plans and time scales have been published. I disagree in particular with building on the tennis club and green spaces. We are in an obesity/health care/ inactivity epidemic. I work with the community to counter-balance this. How is building on a tennis club which provides both social and physical amenities going to improve Epping's character. How does this fit in with the vision for Epping (increased access to leisure facilities). I cannot agree with building opposite Brook road because of the obvious flood plain the fields provide. My children attend ...Redacted.... I frequently have to push my buggy on roads because cars are parked making it impossible to pass. Cars already bank pavements on Brook Road due to lack of parking and traffic is frequently at a stand still. How can more homes be built here and further down near the Orchards without plans to improve roads, drainage and parking facilities? In July of this year a rubbish truck made a large hole in the pavement outside of my house. This was reported immediately and followed up a week later. Five months on and nothing has been done. The same is true for a burst water main on Brook Road. The road has been fixed but there is still a hole in the pavement. When issues like this, which are the responsibility of Essex County Council and contractors, are not resolved within six months, how can residents or EFDC even consider plans to build new homes when nothing is done to resolve current issues? 7. Do you agree with the approach to infrastructure provision being proposed in the plan?(See Chapter 6). As detailed above, I am not confident to approve housing developments without infrastructure plans already being in place. Surely residents would be happier to approve new builds if they already knew about new schools, hospital facilities or roads. At the moment it all feels too squeezed. 8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this. (See Technical Document page). 9. Do you wish to comment on any other policies in the Draft Local Plan? I'd just summarise above points: That whilst the vision for Epping Forest is good, I cannot be confident in it becoming a reality given status quo: • When will detailed infrastructure plans be published? • How can local residents be confident in the building of 100s of new homes when pavements, roads and utilities are in a poor state of repair with no time scales for being completed? • Given plans for floorspace, there is currently floorspace unused. How will this be resolved? • What will the incentives be for local businesses wanting to contribute to the vision of the area? Yours Sincerely Mrs ...Redacted....

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