

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

Stakeholder ID	1509	Name	John	Wotton
Method	Email			
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Letter or Email Response:

Dear Sir/Madam I have resent my email from 12 November because I only entered my name and email address at that time. I now understand you require more information to accept my comments so at the bottom of this email I have added my full contact details. I have completed the on line questionnaire but do not feel that gave me a full opportunity to put my point across so please accept this email. My wife and I understand there is a critical need for more housing in Essex and the rest of the country and also that it is preferable to have an approved plan in place but no plan should be put forward for comment without serious and credible accompanying plan for infrastructure. Chapter 6 of the draft plan has no commitment no substance and really say's nothing to help understand what will accompany the house growth in each area of the district, so I do not consider this as an infrastructure plan. The comment "Further work on detailed proposals to make this provision will be undertaken between now and the next stage of plan" is a ridiculous statement infrastructure has to be known and move hand in hand with proposed house development. For Epping and North Weald the current proposal is for around 3200 homes and using a conservative estimate of 2.5 people per home that is 8000 new patients for local doctors. It takes 3 weeks to get an appointment now and without a number of new practises it will become impossible to be seen by a doctor. If there is only 1 child per home there will be 3200 children looking for a school place. Roads are virtually at a standstill already without a further 4,800 cars based locally using a conservative estimate of 1.5 cars per home. Policing and fire service for this and other areas will also need to be increased to match the rising population. The plan is not fit for purpose. We understand this is a "draft proposal" and until the plan is approved home numbers are unknown but there needs to be an infrastructure plan running side by side with the housing development plan. There should be a declining scale showing the number of houses to be built and a clear plan of the infrastructure development that accompanies that number houses. Then there will be accountability for those projects. Currently there is no accountability for Epping Forest District Council (EFDC) for the infrastructure to go with house development and therefore there is no credibility to the plan. As residents of North Weald we attended the Neighbourhood Plan consultation meeting last weekend. We also spoke to a number of residents at the meeting and the feeling was pretty unanimous that the consultation was nothing more than a box ticking exercise and EFDC would do what they wanted without real consideration for the needs of current council tax payers. The EFDC staff that we spoke to must have either thought that residents were too stupid to understand or did not understand the process themselves. Example I ask a question on why there is another purposed traveller site in North Weald when we already have two sites. The answer was that "the land owner has given permission where in other area's they had not" - but surely - 1. It is EFDC that has to give planning permission before any development can take place. Therefore this answer seems to be just trying to deflect accountability away from EFDC. 2. The current land owner won't own the land when it is being developed so what is it to do with them? Why their permission pre-sale

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has any merit on future development by the new owners? 3. Lastly EFDC own a number of blocks of land across the district. As owner EFDC can approve a traveller site for one or more of these fulfilling the pre-sale permission mentioned by EFDC staff. We understand that there is a commitment to create more traveller sites across Essex but it is unacceptable to place another site in North Weald and Epping where there are already has two sites (as confirmed by EFDC staff) so the next site should be based in another part of the district before we develop a situation of large travelling communities taking over our area. Doctors, schools, roads and parking are not adequate for the current residents of the district, so EFDC should be showing how the lives of current council tax payers will be improved. Then present a plan for more houses alongside a strong commitment to the infrastructure requirements the house development necessitates.