

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

Stakeholder ID	3950	Name	Alison	Freeman
Method	Letter			
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Letter or Email Response:

In response to the Local Plan Consultation Document, I would like to raise objection to the development of the land referred to as SR-0153. Having grown up in this lovely community and with family still in Epping, I am shocked and appalled at the proposals now in place for this wonderful town. The market town feel will be lost forever if these plans go ahead. Once confirmed there will be no going back- it will have devastating affects on the town. It will become another overcrowded Legoland with too many cars and not enough facilities or infrastructure to support the population. The area, which I am most disgusted about provides the gateway to the Essex Way, an 81 mile footpath, which was conceived and funded by the Campaign for the Protection of Rural England- an important feature which seems to have been overlooked in the original consultant's report. Any further development will adversely impact on this much used footpath to Harwich. One of the reasons that the Greenbelt was conceived was to give the public easy access to the countryside. Indeed you yourselves identified the land as 'an area of high landscape sensitivity' in your previous Consultation document. In fact the site was identified by your consultants in the original assessment as one that will 'require significant infrastructure investment' in order to make it a viable proposition. Surely the cost to the public purse and the disruption caused will make this site an undesirable choice. The importance of the Greenbelt is further stressed in the National Planning Policy Framework document, which lists the only exceptions allowable for change. Paragraphs 89 and 90 are explicit in detailing exactly what constitutes exceptions. The large scale attack on Greenbelt boundaries cannot be interpreted as limited infilling in villages or limited affordable housing for the local community needs. I fail to see any reason to build on this site; there are sufficient brownfield sites in Epping and the surrounding towns and villages to satisfy the real needs for housing within the area and to comply with the spirit of the National Planning Policy Framework document paragraphs 89 and 90. Further development will only increase the number of commuters on our already stretched transport system. There seems no concrete plans proposed in your document for any proposed infrastructure such as schools, doctor's surgeries, dentists etc. Ivy Chimneys school has already been extended to accommodate the present population. It cannot be extended further to accommodate the large influx that is proposed. The site is some distance from the town centre, community facilities and shops. There is already a parking problem in Epping, particularly around the town centre and the streets around the station. The development will only add to this problem and the proposal does not make it clear how this will be dealt with. In addition health services in Epping are already stretched beyond any reasonable extent. Local residents have to wait weeks as it is for a doctor's appointment. On top of this it looks as though St. Margarets Hospital is also to be sacrificed to developers. Many people from the area rely on receiving outpatient treatment there. Without the Epping hospital many old and sick patients will have to make the long journey to Harlow. St. Margarets also has inpatient wards for the treatment of older people with mental health problems. There are few hospitals in Essex that

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provide the necessary treatment and would result in considerable additional travelling by visitors. I should point out that the original response questionnaire 'Community Choices' in 2012 failed to include a section for comments on this particular site, leading the public to assume it was not a serious proposition. This failure to follow protocol led to much less feedback than would have resulted if the document had been properly produced. Please keep Epping Town from losing its identity.

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