

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

Stakeholder ID	3878	Name	Jon and Mandy	Salt
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Method	Letter
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Date	13/12/2016
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This document has been created using information from the Council's database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: ldfconsult@eppingforestdc.gov.uk

Letter or Email Response:

In addition to our response to your Draft Local Plan in the survey, we wanted to be specific about the proposed sites that we oppose as residents of Epping and include the reasons for our opposition. We recognise that some additional housing is required, so have only set out the sites that we oppose. Any sites not mentioned should be considered as supported. Site Reference: SR-0069 - Address: Land at Ivy Chimneys Road, Epping We strongly oppose this proposed development site because: The draft plan states (Page 187) 6.17 Essex County Councils the Children's Services Authority, and has the statutory duty to secure sufficient places in state funded schools, Free Early Education and post-16 education for all children and young people. • Ivy Chimneys School and Epping Primary School is already oversubscribed with the existing population. Given that you have provided no evidence that you will build new schools as part of the draft plan, you are unable to fulfil your statutory duty if the proposed development goes ahead. • It is close to Epping Forest Special Area of Conservation • The site is partially within Lowland Meadow and Deciduous Woodland buffer zones so will negatively impact on wildlife • This is a 100% greenfield site and so reduce access to greenfield spaces for the population of Epping. • Development would involve the loss of the best and most versatile agricultural land (grades 1-3). • The proposals are for higher density development than the neighbouring developments. Therefore, development is will affect the character of the area. • Your claim that the "Area around the site expected to be Un-congested at peak time, or site below the site size threshold where it would be expected to affect congestion is incorrect. Ivy Chimneys Road is heavily congested during the peak 8.00am - 9.30am time and your proposal will further add to that congestion. • Additional traffic created by the proposal will increase Nitrous Oxide pollution for Children at Ivy Chimneys School. Site Reference: SR-0069/33 - Address: Land South of Epping We strongly oppose this proposed development site because: • It is close to Epping Forest Special Area of Conservation • The site is partially within Lowland Meadow and Deciduous Woodland bufferzones so will negatively impact on wildlife • This is a 100% greenfield site and so reduce access to greenfield spaces for the population of Epping. • The proposals are for higher density development than the neighbouring developments. Therefore, development is will affect the character of the area. • Your claim that the area around the site expected to be un-congested at peak time, or site below the site size threshold where it would be expected to affect congestion is incorrect. Ivy Chimneys Road is heavily congested during the peak 8.00am - 9.30am time and your proposal will further add to that congestion. • Additional traffic created by the proposal will increase Nitrous Oxide pollution for Children at Ivy Chimneys School. • Site lies within an area which has been identified as being at risk of poor air quality. No adequate explanation is provided as to how you propose to mitigate that risk to residents, given that the M25 will be next to the site. Site Reference: SR-0071 • Address: Land at Standards Hill, Epping We strongly oppose this proposed development site because: • Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from

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recreational pressure deemed as likely by [Redacted]'s report. • Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. You have provided no evidence of how this would be mitigated. • [Redacted]'s report states that the site encompasses areas of Deciduous Woodland and BAP priority habitat and is partially within a Wood Pasture and Parkland habitat. It is likely to directly affect the whole BAP priority habitats. You have provided no evidence of how this would be mitigated. • This is a 100% greenfield site and so reduce access to greenfield spaces for the population of Epping. • [Redacted]'s report states that the site falls within an area of high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change. • [Redacted]'s report states that the site is on the edge of the existing settlement. This area is of high character sensitivity and development could detrimentally impact the open and semi-rural character of the area. • There are protected trees within the proposed area of development. Site Reference: SR-0087 - Address Bell Common We strongly oppose this proposed development site because: • Residential development partially located between 400m and 2km from Epping Forest Special Area of Conservation. In-combination effects from recreational pressure deemed as likely by [Redacted]'s report. • Due to the development type (all planning applications, except householder), development of the site is likely to pose a risk and consultation with Natural England is required. You have provided no evidence of how this would be mitigated. • [Redacted]'s report states that the site encompasses areas of Deciduous Woodland and BAP priority habitat and is partially within a Wood Pasture and Parkland habitat. It is likely to directly affect the whole BAP priority habitats. You have provided no evidence of how this would be mitigated. • This is a 100% greenfield site and so reduce access to greenfield spaces for the population of Epping. Site Reference: SR-0113A - Address: Land South of Brook Road, Epping We strongly oppose this proposed development site because: • ARUP's report states the majority of the site is in a high sensitivity Green Belt parcel maintaining the historic setting of Epping and if released may harm the purposes of the wider Green Belt. You provide no evidence of how this harm will be mitigated. • Site lies within an area which has been identified as being at risk of poor air quality, but it is likely that the risk could be mitigated or reduced. You provide no evidence of how this risk will be mitigated given the proximity of the site to the M25. • There are protected trees within the proposed area of development. Site Reference: SR-0132Ci • Address: Epping Sports Club, Lower Bury Lane We strongly oppose this proposed development site because: • Promoter proposes relocation of Epping Sports Club including cricket, bowls and tennis courts. You have provided no adequate proposal of where these sporting facilities would be moved for the local Epping Population. These facilities are currently within walking distance for the community. Moving them would reduce access to sporting facilities and reduce the standard of living for the people of Epping. • There are protected trees within the proposed area of development. • This is a 100% greenfield site and so reduce access to greenfield spaces for the population of Epping. Site Reference: SR-0208 • Address: Theydon Place, Epping We strongly oppose this proposed development site because: • There are protected trees within the proposed area of development. • This is a 100% greenfield site and so reduce access to greenfield spaces for the population of Epping. Site Reference: SR-0333Bi • Address: Epping1 south-west area We strongly oppose this proposed development site because: The draft plan states (Page 187) 6.17 Essex County Council is the Children's Services Authority, and has the statutory duty to secure sufficient places in state funded schools, Free Early Education and post- 16 education for all children and young people. • Ivy Chimneys School and Epping Primary School is already oversubscribed with the existing population. Given that you have provided no evidence that you will build new schools as part of the draft plan, you are unable to fulfil your statutory duty if the proposed development goes ahead. • Large housing site within 1km of Epping Forest Special Area of Conservation. • Additional traffic created by the proposal will increase Nitrous Oxide pollution for Children at Ivy Chimneys School. • Site lies within an area which has been identified as being at risk of poor air quality. No adequate explanation is provided as to how you propose to mitigate that risk to residents, given that the M25 will be next to the site. • [Redacted] states that the development would involve the loss of the best and most versatile agricultural land (grades 1-3). • This is a 100% greenfield site and so reduce access to greenfield spaces for the population of Epping. • [Redacted]'s report states that there are topographical constraints in the site Site Reference: SR-0333Bii - Address: Epping, south-west area We strongly oppose this proposed development site because: The draft plan states (Page 187) 6.17 Essex County Council is the Children's Services Authority, and has the statutory duty to secure sufficient places in state funded schools, Free Early Education and post- 16 education for all children and young people. • Ivy Chimneys School and Epping Primary School is already oversubscribed with the existing population. Given that you have provided no evidence that you will build new schools as part of the draft plan, you are unable to fulfil your statutory duty if the proposed development goes ahead. • The [Redacted] report claims that 693 dwellings will be built in a space of .44 (ha) which seems unrealistic. • Large

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housing site within 1km of Epping Forest Special Area of Conservation. • Additional traffic created by the proposal will increase Nitrous Oxide pollution for Children at Ivy Chimneys School. • Site lies within an area which has been identified as being at risk of poor air quality. No adequate explanation is provided as to how you propose to mitigate that risk to residents, given that the M25 will be next to the site. • ...Redacted... states that the development would involve the loss of the best and most versatile agricultural land (grades 1-3). • This is a 100% greenfield site and so reduce access to greenfield spaces for the population of Epping. • ...Redacted...s report states that there are topographical constraints in the site Site Reference: SR-0333Biii - Address: Epping, south-west area We strongly oppose this proposed development site because: The draft plan states (Page 187) 6.17 Essex County Council is the Children's Services Authority, and has the statutory duty to secure sufficient places in state funded schools, Free Early Education and post- 16 education for all children and young people. • Ivy Chimneys School and Epping Primary School is already oversubscribed with the existing population. Given that you have provided no evidence that you will build new schools as part of the draft plan, you are unable to fulfil your statutory duty if the proposed development goes ahead. • Large housing site within 1km of Epping Forest Special Area of Conservation. • Additional traffic created by the proposal will increase Nitrous Oxide pollution for Children at Ivy Chimneys School. • Site lies within an area which has been identified as being at risk of poor air quality. No adequate explanation is provided as to how you propose to mitigate that risk to residents, given that the M25 will be next to the site. • ...Redacted... states that the development would involve the loss of the best and most versatile agricultural land (grades 1-3). • This is a 100% greenfield site and so reduce access to greenfield spaces for the population of Epping. • ...Redacted...s report states that there are topographical constraints in the site Site Reference: SR-0347 - Address:Epping Sports Centre, Nicholl Road We strongly oppose this proposed development site because: The draft plan states .s.30 Community, leisure and cultural facilities make a vital contribution to the social and economic life of a community, particularly in rural areas. They are often especially important to elderly people and those who do not have easy access to transport. Access to a range of community facilities provides significant benefits including promoting health and wellbeing, facilitating social inclusion and encouraging education and learning. The loss of such facilities through redevelopment and change of use is detrimental to the fabric of communities and should be resisted. Population growth and demographic change places additional demands on provision and the needs associated with growth need to be planned for." • Given that Epping community have raised concerns about the removal of sports facilities and playing fields, why are you proposing to get rid of our leisure center? • It is vitally important to the community of Epping, both young children, families and the elderly that they have access to leisure facilities within Epping Town Centre. You have provided no evidence that the leisure centre can be kept within the current proposal. Moving it to outside of Epping is not an acceptable option for the health and wellbeing of the local population. The draft plan states D 4 Community, Leisure and Cultural Facilities (Diii) - Page 191 "iii) Any proposed replacement or improved facilities will be equivalent or better in terms of quality, quantity and accessibility and there will be no overall reduction in the level of facilities in the area in which the existing development is located" • Given that you have provided no evidence that the leisure centre can be kept in its current location as part of this proposal, you are in breach of your own requirement that any proposed replacement or improved facilities will be equivalent or better in terms of quality, quantity and accessibility-. Site Reference: SR-0445 - Address: Greenacres, Ivy Chimneys Road,Epping,Essex, CM16 4EL We strongly oppose this proposed development site because: The draft plan states (Page 187) 6.17 Essex County Council is the Children's Services Authority, and has the statutory duty to secure sufficient places in state funded schools, Free Early Education and post- 16 education for all children and young people. • Ivy Chimneys School and Epping Primary School is already oversubscribed with the existing population. Given that you have provided no evidence that you will build new schools as part of the draft plan, you are unable to fulfil your statutory duty if the proposed development goes ahead. • Large housing site within 1km of Epping Forest Special Area of Conservation. • Additional traffic created by the proposal will increase Nitrous Oxide pollution for Children at Ivy Chimneys School. • Site lies within an area which has been identified as being at risk of poor air quality. No adequate explanation is provided as to how you propose to mitigate that risk to residents, given that the M25 will be next to the site. • Your ...Redacted... report states that the site is within Green Belt, where the level of harm caused by release of the land for development would be high or very high. • Your ...Redacted... report states that the development would involve the loss of the best and most versatile agricultural land (grades 1-3). • Your ...Redacted... report states that there are topographical constraints in the site. • Your claim that the "Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion" is incorrect. Ivy Chimneys Road is heavily congested during the peak 8.00am - 9.30amtime and your proposal will further add to that congestion. Site Reference:SR-0466 - Address: Broadbanks, 23 Ivy Chimneys

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Road, Epping, Essex, CM16 4EL We strongly oppose this proposed development site because: The draft plan states (Page 187) 6.17 Essex County Council is the Children's Services Authority, and has the statutory duty to secure sufficient places in state funded schools, Free Early Education and post- 16 education for all children and young people. • Ivy Chimneys School and Epping Primary School is already oversubscribed with the existing population. Given that you have provided no evidence that you will build new schools as part of the draft plan, you are unable to fulfil your statutory duty if the proposed development goes ahead. • Your claim that the "Area around the site expected to be uncongested at peak time, or site below the site size threshold where it would be expected to affect congestion" is incorrect. Ivy Chimneys Road is heavily congested during the peak 8.00am - 9.30am time and your proposal will further add to that congestion. Site Reference:SR-0555 - Address: St Margaret's Hospital Site We strongly oppose this proposed development site because: The draft plan states on page 188 Draft Policy D 2 Essential Facilities and Services A. Development proposals will only be permitted where they provide or improve essential facilities and services required to serve the scale of development proposed. B. Development proposals which would be detrimental to or result in the loss of essential facilities and services that meet community needs and support well-being will only be permitted where it can be clearly demonstrated that: i) The service or facility is no longer needed; or ii) It is demonstrated that it is no longer practical, desirable or viable to retain them; or iii) The proposals will provide sufficient community benefit to outweigh the loss of the existing facility or service C. Proposals for new facilities will be supported where they will meet an identified local need. The Council will work positively with local communities and support proposals to retain, improve or re-use essential facilities and services, including those set out in Neighbourhood Plans or Development Orders including Community Right to Build Orders, along with appropriate supporting development which may make such provision economically viable. • You have provided no evidence that your proposal in developing on the existing St Margaret's Hospital Site improves essential medical facilities and services for the community in Epping. • The site falls within an area of high landscape sensitivity - vulnerable to change and unable to absorb development without significant character change. Site Reference:SR-0829 - Address: Tesco Car Park, High Street, Epping, Essex. We strongly oppose this proposed development site because: • You have provided no evidence that the proposed site can support the 96 dwellings proposed and still provide adequate parking within what is already a car park that is too small to service a supermarket the size of Tesco in Epping. • The "...Redacted..." report states that moderate peak time congestion expected within the vicinity of the site. This is incorrect, there is already high congestion within the access roads to Tesco which your plan will make worse.

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