

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

Stakeholder ID	3962	Name	Joanna	Marsh
Method	Letter			
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Letter or Email Response:

I would like to take this opportunity to strongly oppose Epping Forest District Council's (EFDC) draft plan for the future. I have lived in this area all my life, living in Theydon Bois, Debden and North Weald. I am against all the proposed developments in these areas as I think that the area is already completely congested, over populated, and amenities like doctors/hospital are overstretched and struggling. Why take away any green or historic areas that are left and turn it into what will become another London borough at this rate! My letter today is in particular my opposition against the proposed plan for residential and employment sites in North Weald. In particular various proposed development sites located on green spaces around and on the airfield. My reasons are as follows:

- The airfield is essential to the unique character of North Weald due to both its historical associations and its current uses. The airfield is home to many clubs, market and community events. The North Weald Users Group website lists many upcoming events: http://www.northwealdairfield.org/Campaign/Latest_News/Events/events.html These social activities and events help to build greater community cohesion. The loss of the airfield would therefore be detrimental to the character and community of North Weald. Next year the airfield will celebrate its 100 anniversary. An amazing achievement, as it is still very much used and part of the community and is well known across the country. It is steeped in history. Once it has gone, it is gone forever and the history attached to it will only remain on paper.
- The green belt areas EFDC have proposed to build on should be protected from development. People living in high density urban areas are likely to have a lower life expectancy than those living in rural areas, see the article here: <https://www.theguardian.com/uk/2010/may/25/rural-idyll-boots-life-expectancy>. This is, in part due to living in more crowded, less open green spaces and being served by more pressured public services. Thus, EFDC's draft plan to create higher density living contributing to a lower life expectancy for its current residents and the new people moving in. If we continue to build on green belt and fields, the whole of the Epping Forest area will just disappear in to mass housing. No villages or towns will be differentiated. Then what will you do, tarmac over the beautiful and historical Epping Forest itself?!?
- There is no credible plan for infrastructure to cater for higher density population living in, working in or travelling through North Weald and infrastructure in surrounding towns is already at breaking point. Nearby London Underground tube trains at Epping, Theydon, Debden and Loughton are working beyond capacity during rush hour. The majority of residential roads are already reduced to one lane due to too many parked cars, thus increasing journey times. In addition, many road surfaces throughout the Epping Forest area are already strewn with potholes. In short, these issues will only be intensified with the higher density living proposed in North Weald and wider Epping Forest area. I myself work in London every day and therefore have to drive to Theydon Bois, (through Coopersale, as Epping is choked with traffic) and then have to find somewhere to park in the street that doesn't have parking restrictions, and then walk to get the tube. The buses to Epping are infrequent and expensive.
- Local public

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services such as NHS Doctors surgeries, NHS Dental practices and schools are already stretched. This will be exacerbated by further population growth. An example of this I experienced this year. After visiting A&E at Princess Alexandra in April this year, I was told I needed to have an MRI and see a neurologist urgently. After chasing the hospital, doctors etc for months I eventually had an MRI in October of this year and Neurologist in November, so 7 and 8 months later! In conclusion, increased housing and resulting population combined with the reduction of open green spaces and airfield in North Weald will be detrimental to resident's quality of life, community, health and the environment. It would seem therefore, extremely short sighted to build on such sites. I, and the community realise EFDC has put forward plans to build on these highly controversial sites in order to get less controversial sites under the radar. A much better approach to satisfy the need for housing in the area would be Garden City developments similar to those planned in north Essex Colchester, Braintree and Tendering Districts, see article: http://www.gazette-news.co.uk/news/13358364.Councils_step_up_plans_for_Garden_City_project_/. These developments are modern, purpose built towns (infrastructure, services and housing) to cater for the needs of residents without the negative impacts on existing towns and villages highlighted above. Please can you provide a notification receipt upon receiving this letter.

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