

REDACTED
Chigwell.
Essex. IG7 5HX.

Epping Forest District Council (EFDC),
Local Plan Regulation 19 Representation,
The Planning Policy Team, Directorate of Neighbourhoods,
Epping Forest District Council,
Civic Office,
323 High Street,
Epping. CM16 4BZ
Essex.

Re: Epping Forest District Council Local Plan

CC: Limes Farm Resident Association; Chigwell Parish Council; and MP Eleanor Laing.

29. January 2018

To Cllrs C. Whitbread and J. Philip,

We write in response to issuance of the EFDC's local plan for the development of a minimum of 100 homes on the Limes Estate site (CHIG.R6), adjacent to Manor Road, Northdene and Millwell Crescent.

Whilst we acknowledge the need for additional housing to address the needs of the ever growing population and we are also supportive of the regeneration of the Limes Estate, we are deeply concerned about the local plan and the inevitable strain this will place on the local environment and its infrastructure.

Soundness of the Local Plan:

Such a development would require the ability to provide sustainable infrastructure not only for the existing Chigwell population but also for any new residents. We question how the plan will accommodate for:

- 1) The significant increase in the number of pupils at the local infant and junior school, already expected to reach full capacity in the next couple of years, without even considering the proposed expansion in the number of households in the vicinity.
- 2) Access links: the Limes Estate only has a single road in and out of the area, which is already an area of concern for local residents. As a result, there is already congestion at rush hour and the development of additional housing would just put additional stress on access.
- 3) Healthcare at local GPs, NHS dentists and pharmacies. The eradication of open space on the estate would also prevent important access to the area for the air ambulance services, which have been required at least twice in the last six months.
- 4) Parking where special measures are already being put in place for current traffic levels and congestion.
- 5) Community Hall, Social and Leisure Amenities: Currently there are little to no facilities for the existing population, how is this expected to be addressed for a growing population?
- 6) Local Policing: there are no manned police stations in the immediate neighbourhood.
- 7) Water drainage and potential flooding.

Legality of the Local Plan:

It is our understanding that there are local covenants restricting the building development on the open spaces on the estate. In addition, Limes Farm Junior School has a legal requirement to meet the Physical Educational requirements set out by the government for its pupils. If the Local Plan doesn't consider these requirements, this green space would potentially be taken resulting in either the inability for the school to meet its legal educational obligations or unnecessary travel and cost for the school / local households to access open spaces.

Duty of Cooperation:

There has been inadequate forms of communication vehicles to cater for interaction with the local community to hear its views on the Local Plan. Whilst we understand there were 2/3 public meetings, these events were announced primarily via the internet, a medium that many of the local residents do not have access to and hence were unaware of to participate in. Even during the consultation period, unlike many other nearby streets, residents of Millwell Crescent did not receive any formal communication that the closing date was imminent. We also now learn that the publicised local referendum to vote on the Local Plan; we hasten to add the only communication broadly announced; is no longer to take place.

We feel that the Local Plan does not currently fully address EFDC's aims of keeping the rural nature of the Chigwell area and whilst we are supportive of the regeneration of the Limes Estate, we fail to see how aforementioned concerns will be dealt with. We trust that you will consider aforementioned inputs in the on-going development of the Local Plan and best consider how you can successfully meet both the government's and local residents' requirements.

Yours faithfully,

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