

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

Stakeholder ID	4158	Name	tim heeney
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Date	28/11/2016
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### Letter or Email Response:

To Planning Policy Team. Please register my objections, opinions and comments to the Draft Local Plan for Chigwell. SR-0433 AGREED - An untidy place at present. SR-0478B AGREED - This land offers a good setting for numerous housing. There is nothing at all of any interest in the land adjacent to the existing garden nursery. There is a natural 'dip' to the ground there providing an attractive and discrete settle- ment area. It is all scrub land effectively there including additional areas to the north/east to my knowledge isn't used by anyone at all. SR-0557 OBJECTION - removal of the 'Open Green Space' at Limes Farm will harm the well being of the local residents who use this space for various activities. I have an elderly parent who gets out and walks around with her dog meeting her friends with other dogs and children. I would say she meets a diverse age and soci- oeconomic range of people who all walk around the fields including a fair percent- age from outside of the estate. As an estimate I expect she would know and meet with 2 to 3 other persons every time she goes out. Other groups that use the open space that I know are: Employment Sites ALL SITES. Working local is best for everybody. The only caveat I would say is employment traffic should not add significantly to congestion and should not put unsuitable vehicles on our narrow single lane roads. Chigwell is a highly residential area. Luxborough Lane could offer opportunities for small scale business development but if using access to Chigwell high road significant difficulties can be seen for HGV's and larger van type vehicles ( both size and vehicle numbers). This however would not preclude the more 'Office Type' and 'Very Light Industrial' or 'Technology Parks' etc. Here I'm thinking of the 'Ongar Enterprise Centre' and what that became when the On- gar school was recently re developed for housing. Also, I'm mind full of the small industrial development at Rectory Lane with Loughton town Council nearby. This appears to work OK. It has been my experience that independent of the order size a large truck or lorry nearly always makes the delivery - this would be unacceptable for Chigwell high road and many other nearby roads to. However, if another access could be made on/off the M11, there's a bridge there al- ready, unsuitable traffic could thus avoid Chigwell's roads, then I can see no reason why significant and wide ranging development could not happen. In my opinion land down Luxborough Lane, especially nearing it's M11 crossing bridge isn't ideal for housing due to the traffic noise at the very least. SR-0588 OBJECTION - ....Redacted.... Hatch side Thousands of times have I walked past along those railings and won- dered about that grand looking building up the hill. The Convent front aspect view with the iron railings in the foreground has a special place in my heart. It's unique - it's that simple - I like the view. SR-0601 AGREED - A very nice location by those old cottages. Hopefully a com- plimentary design SR-0894 AGREED - Opposite is a development on the old Manor Hall site. This has worked very well with zero complications from my observations. Please ALL car parking must be within the site and not on local kerbs. SR-0895 AGREED - providing entrance and exit does not impede or cause com- plications with traffic flow around the traffic lights. It is noted those houses are effec- tively blighted and in poor repair. It's a small site in a noisy and congested

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position. Please ALL car parking must be within the site and not on local kerbs. SR-0896 AGREED - Opposite is the Silverhind, a modern style 'boxy' apartment block. Attractive in appearance and again the site has worked very well with zero complications from my observations. Please ALL car parking must be within the site and not on local kerbs. SR-0898 AGREED - However, perhaps the site could be a prestigious apartment block location of similar stature to Mill Brook on Manor road. The position and grandeur of this old walled in building has always been admired by myself. The site could yield more homes than approx 9. An alternative and more 'select' address to Manor road with much less congestion. A site nearby Chigwell's St. Mary's church and formally Ye Old Kings Head pubic house both of significant historic importance to Chigwell.

1. Exercisers. I know personally of 5 men - jog, walk, bicycle, stretch etc. and we all know each other. I can think of 4-6 girls / ladies that do laps around the paths just speed walking.

2. Children. On the hill adjacent to Manor road, In Northdene I personally know of 4 families that allow their children to play locally to their homes....Redacted.... That's around 12 children. In addition to that, this IS IMPORTANT, along the paths, in between the two opposing facing groups of houses within Northdene, I know of a few families who let their 4 to 7 y/o's play in their and their neighbours front gardens (no cars). An estimate of additionally 12 children a year or two and just a few metres from being 'Green Space' users. ....Redacted.... The point is this Open Space provides many groups of people a chance to easily get out of the house in a safe local environment. It provides an opportunity to meet, talk and listen to a diverse population with common interests who normally you would not engage with, just chancing upon them on a footpath. Further into Limes Farm on the south side of Copperfield but still within SR-0557, I have noticed the ....Redacted.... practice of small group social meetings upon the grass in spring / summer and autumn early evenings. I also see many young mums out with their children just sitting / playing ball etc - also into the summer early evenings. In recent years, this has spread up into the football field and surrounding hilly areas. The football pitch has recently been used less which I'm told is possibly due to the council not painting the football pitch lines upon it.

TRAFFIC Considerations. Further opposition is made due to the expected additional volume of traffic attempting at peak times to exit Limes Avenue onto Fencepiece Road. Traffic is often backed up from Manor Road / Fencepiece traffic lights down and beyond Limes Avenue making it very time consuming leaving the estate. Also, there is a higher risk to an accident on this junction as vehicles have to 'push out' sometimes with possible conflicting traffic speeding down the hill from the traffic lights. The traffic at peak times on Manor road attempting to get through Woodford Bridge meets with Chigwell High road traffic (with traffic priority) at a mini roundabout. This is a very bad local 'pinch point' which many neighbours 'fret' about. From the Manor / Fencepiece road traffic lights, going north into Chigwell or east towards Chigwell Row is a much less congested direction.

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