

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

Stakeholder ID	3450	Name	J A Hutchins
----------------	------	------	--------------

Method	Letter
--------	--------

Date	1/12/2016
------	-----------

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:

Sites suggested: SR-0433 (former Beis Shammai school High Road. - approximately 29 homes There are gasometers on this site, which any development would be highly dangerous. Any additional traffic on the High Road would only add to the grid lock we already have at peak times SR-04780 (part of Chigwell Nurseries High Road - approximately 66 homes This is a very prominent site and not hidden away as per Community Choices responses. There would be a loss of essential green open space, loss of employment. It is not an acceptable site because again it is on the High Road and the additional traffic that 66 homes would create would bring Chigwell to a standstill SR-0557 (the Limes Farm Estate) -approximately 210 homes There would be a loss of valuable/essential Urban Open Space close to the existing high density dwellings. There would also be a great danger of coalescing with the London Borough of Redbridge. There are social/economic and infrastructure problems, associated with this area, which need to be addressed before any further development is considered, and again increased traffic onto a bus route would bring everything to a standstill SR-0588 (land at Chigwell Convent and the Gate Lodge Chigwell Road) - approximately 52 homes This would be a loss of valuable open space. It is not hidden away as per Community Choices responses. The site is very close to West Hatch School, which already has significant traffic problems. The site is also close to London Borough of Redbridge, thus adding to Urban Sprawl Public Transport: The loop line on the Central Line has been reduced at peak times with the remaining trains terminating at Woodford, causing overcrowding on all west bound connecting trains Tube and bus routes already run at capacity, therefore more commuters would only create further overcrowding Parking: We have no station parking facilities, resulting in congestion on the roads around the station and in Chigwell Village, with resident driveways being frequently obstructed by commuter parking during the day Traffic: The volume of traffic on High Road Chigwell Rise, Hainault Road and Manor Road are at breaking point, with grid lock during peak times. Which is unacceptable, very dangerous and adding to air pollution Retail: We have no supermarket or superstore hence the need for using a car to shop. The parade shops are mainly beauty/hairdressing and therefore do not cover the needs of most residents Employment: Employment is very limited. Local shops, estate agents, pubs and Garden centres. The closure of Chigwell Nursery, would in fact create redundancies rather than create more jobs. Medical Facilities: We have no Doctors Surgery, very few NHS dentists and no hospitals Emergency Services: We have no police Station and no Fire Station Education: Schools are running at capacity Recreation: No parks, hence the need for keeping what green areas we have. Including the Limes Farm green space and the Met. Police ground, which are essential for the wellbeing of the community Green Belt: What Green Belt we have is essential to restricting urban sprawl, preventing neighbouring towns merging. Building on Green Belt and green spaces will turn Chigwell into just another overcrowded suburb Development: Population growth is unlikely to reach levels predicted as Chigwell is an aging population. Development should be considered in other areas where infrastructure is in place and where transport is being

Response to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID	3450	Name	J A Hutchins
----------------	------	------	--------------

upgraded i.e. Stratford Olympic Park and Harlow with the relocation of pharmaceutical companies creating job opportunities. Any development will put huge pressure on the existing infrastructure, health facilities and pollution. Any development should be done in keeping with the area and set back so as to be non visual and away from the centre of the village, i.e. Rolls Farm and Chigwell Row 47 - 55 Delivering a wide choice of high-quality homes 69-78 Promoting Healthy Communities