

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

Stakeholder ID 1585 Name Emma Gamble

Method Survey

Date

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

Survey Response:

1. Do you agree with the overall vision that the Draft Plan sets out for Epping Forest District?

Disagree

Please explain your choice in Question 1:

Although I have ticked disagree - I do agree with vision of enhancing the quality of life, but the development around Epping (particularly the East and the South sites SR-0153, SR-0113B and SR-0069/33 will have a negative affect on local life. Causing gridlocks, more traffic on extremely small congested roads, as well as putting more pressure on local services (especially the GP and local Epping Schools). A better vision would be to move the housing mentioned above to Harlow sites (3.1 map ref M and L / 3.2 map ref U / 3.3 map ref and 3.4 map ref J) which have a much better planned and existing infrastructure. "New housing is excessive. Will ruin the views in the area, which in turn ruins the reason I bought my house last year. There are not enough local services to support the extra residents. Last time I saw my GP, I had to wait 8 weeks to get an appointment. The schools are already over subscribed. The traffic along brook road is already at grid lock at various points in the day. The plan doesn't provide any new roads /traffic measures. There are no extra local services being proposed. The entire feel of the area will change and ruin the semi rural market town feel of Epping. No thought has been given to how the local transport will support this. The central line is ridiculously busy already. Has anyone looked into the impact on the tube network? "

2. Do you agree with the overall vision that the Draft Plan sets out for Epping Forest District?

Strongly disagree

Please explain your choice in Question 2:

There is too much development planned in the South and East of Epping. These areas have some of the worst congestion, parking problems and commuter problems in the area (in order of the worst sites: Brook Road SR-00113B, followed by The Orchards SR-0153 and Ivy Chimneys SR-0069/33 - Map on page 122, Figure 5.4, _Site Allocation for Epping_). A much better location would be several of the larger proposed Harlow sites (Sites: 3.1 Layton Priory and Riddings Lane, map ref M and L. Site: 3.2 West Sumners, map ref U. Site: 3.3 West

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Katherines, map ref R. Site: 3.4 East of Harlow, map ref J - Map on page 44, figure 37, _Proposed Strategic Allocation in and around Harlow_). Harlow has a much better current and planned infrastructure. Also the planned spur onto the M11 will help keep traffic moving. It is much better to move the East/South suggested Epping housing developments (SR-0153, SR-00113B and SR-0069/33) to those areas within Harlow mentioned above (3.1, 3.2, 3.3 and 3.4). Purely based on Harlow having much better local services, better parking, better roads, better infrastructure and better use of space. Too many of the extra houses are being built in Epping. More over, the south of Epping is taking a further disproportionate share. Harlow should take a bigger share of the extra housing

3. Do you agree with the proposals for development around Harlow?

Agree

Please explain your choice in Question 3:

- I agree with the Harlow development because infrastructure and services are much better and there is more space to create additional infrastructure and services. However, there is room for additional housing on top of the current plan. Harlow planned

4. Do you agree with the proposed shopping area in...

Epping?

No opinion

Buckhurst Hill?

No opinion

Loughton Broadway?

No opinion

Chipping Ongar?

No opinion

Loughton High Road?

No opinion

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

I agree that Epping's high street retail frontage needs to be protected and that it should stay within the existing boundary. Any further development would cause additional traffic into the town centre. Which is already heavily congested and is hard to park.

5. Do you agree with the proposals for new employment development?

Disagree

Please explain your choice in Question 5:

The only site I disagree with intensifying and extending is the Bower Hill Industrial Estate (EMP-0013). The bridge over the Tube Line linking Station Road to Bower Hill has an extremely tight corner, and lorries regularly cut this corner (driving on the wrong side of the road because the vehicles are too big). This is exceptional dangerous considering it is a main commuter route and heavy with residential traffic

6. Do you agree with the proposed sites in your area?

Epping (Draft Policy P 1):

No

Please provide reasons for your view on Epping:

- I don't agree with the proposal for Epping. Mainly within the East and South. The sites at Brook Road SR-0113B, Ivy Chimneys SR-0069/33 and The Orchards SR-0153 are of particular concern. Existing roads can't take the current amount of traffic. They

Loughton (Draft Policy P 2)

No opinion

Please provide reasons for your view on Loughton:

Waltham Abbey (Draft Policy P 3)

No opinion

Please provide reasons for your view on Waltham Abbey:

Chipping Ongar (Draft Policy P 4)

No opinion

Please provide reasons for your view on Chipping Ongar:

Buckhurst Hill (Draft Policy P 5)

No opinion

Please provide reasons for your view on Buckhurst Hill:

North Weald Bassett (Draft Policy P 6)

No opinion

Please provide reasons for your view on North Weald Bassett:

Chigwell (Draft Policy P 7)

No opinion

Please provide reasons for your view on North Weald Bassett:

Theydon Bois (Draft Policy P 8)

No opinion

Please provide reasons for your view on Theydon Bois:

Roydon (Draft Policy P 9)

No opinion

Please provide reasons for your view on Roydon:

Nazeing (Draft Policy P 10)

No opinion

Please provide reasons for your view on Nazeing:

Thornwood (Draft Policy P 11)

No opinion

Please provide reasons for your view on Thornwood:

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Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots (Draft Policy P 12)

No opinion

Please provide reasons for your view on Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots:

7. Do you agree with the approach to infrastructure provision being proposed in the plan?

Strongly disagree

Please explain your choice in Question 7:

Not enough is being done within Epping. Also unlike Harlow, Epping doesn't have the space for large scale infrastructure development. I can't imagine how the consultants have come to the conclusions they have reached. I regularly wait over a month for a non urgent appointment to see my GP

8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this.

The place station has closed. The magistrate court has closed. St Margarets hospital doesn't have an A&E, the doctors are overstretched, the schools are over subscribed, there is no swimming pool at the sports centre. The traffic in Epping has got worse over the last few years. We just cannot support any further growth both from a space point of view and a services point of view. Losing green space would irrevocably change the town for the worst.

9. Do you wish to comment on any other policies in the Draft Local Plan?

Draft Policy P 1 Epping_

SR-0113B (Brook Road), SR-0153 (North of Stewards Green Road), SR-0069/33) have too many houses for the local area and infrastructure. As mentioned no parking and gridlocked/dangerous roads will massively affect the quality of the local area and peoples lives. Please see my other answers within your questions for a full description. Moving these houses to Harlow which is built for higher volumes of people is the better option (sites 3.1, 3.2, 3.3 and 3.4)
