

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

Stakeholder ID	1432	Name	Grant Barnett
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Method	Letter
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Date	14/2/2017
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Letter or Email Response:

I do not agree with the proposed Epping Forest District Council plans to build new homes on any part of the green fields or spaces on the Limes Farm Estate in Chigwell [SR-0557 (The Limes Estate) - approximately 210 homes]. I have listed the following reasons and evidence for my complete disagreement with new homes being developed on the Limes Farm Estate below:

- 1. Aesthetics** The green area in question is the highest point on Limes Farm and is made of a large hill containing grass, plants, trees, animals and is a local viewing point which provides quiet enjoyment for all local residents, current and future. This is a highly regarded area for picnics in the summer and family area for many of the local homes, many of whom do not have a garden or outside space in which to relax. These spaces are the first sight that people will see and make Limes Farm a pleasant place to live for current residents.
- 2. Traffic issues and safety** At peak commuting times there is already considerable traffic around the estate. Also, getting onto and off of Limes Farm Estate from Fencepiece Road takes considerable time due to the amount of private vehicles and buses already using this route. An increase in the number of homes will bring additional traffic to an already overpopulated area. Several years ago there was an additional entrance onto Limes Farm estate from Manor Road which is the same site as highlighted by the building plans. This was subsequently shut as this was deemed too dangerous due to high numbers of road traffic accidents. This also increased the local traffic and became such an issue that the road was completely taken away. The new plan to now utilise this area would cause a greater issue than occurred at that time as more homes now have their own vehicle(s) and any additional homes would also increase the amount of vehicles. This would create a dangerous situation for local residents.
- 3. Lack of parking** There are not enough parking spaces for current residents. Additional homes will bring more cars creating further pressure for parking.
- 4. Flooding** The only green area for this part of Chigwell is the green space at the north part of the estate which absorbs the water from all the surrounding area. This ground acts like a sponge and removing this for housing will increase the risk of flooding in the local area.
- 5. Exercise, Obesity and Health** The green spaces at the north end of Limes Farm are the only safe spaces in the local area for exercise. Residents in the local area use this space for walking, jogging, keep fit, riding bikes and walking dogs. The surrounding roads are extremely busy with fast moving traffic and pollution and do not lend themselves to such activities. Exercise is vital to contain the growing epidemic in obesity causing serious health risks including diabetes, cancer and cardiovascular illnesses such as strokes and heart attacks. Removal of these green areas for additional housing is counterintuitive and dangerous to the health of the local residents.
- 6. Area for children to play** Children in the local area use the green fields for playing and many do not have access to any other safe outside space to play on. There are multiple flats on the Limes farm Estate with no personal outside space or gardens. The local houses on limes farm have extremely small gardens that do not lend themselves to children being able to run around. These green spaces are vital to ensure the local children have a safe and large enough area in which to play and

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exercise. 7. Local Wildlife Removal of the green land on Limes Farm Estate to provide additional housing would have a negative impact on the habitat of the local wildlife. 8. Strip of land at the top of Northdene along Manor Road Local residents use the strip of green land to walk to and from Grange Hill underground station and the local parade of shops safely. The traffic along Manor Road in that area is heavy despite several traffic calming measures such as traffic lights. It is terrifying to use the narrow pavement when walking to and from Grange Hill station and the local parade of shops and the local residents require the strip of land to traverse this area safely. This is especially important when walking with young children and dogs. 9. Air quality The air quality in the local area benefits from the green space on Limes Farm Estate. Removal of these areas would mean less grass and trees which are filtering out air pollutants in the area and provide oxygen. Removal of these areas will worsen the air quality and could lead to increase respiratory illnesses such as asthma, COPD and lung cancer in the local population. 10. Lack of School spaces The local primary schools are already running at capacity. Many senior school children on Limes Farm Estate already have to travel a considerable way to Loughton to attend Roding Valley High School which is operating at a growing deficit. West Hatch High School in Chigwell is already oversubscribed. Additional homes on Limes Farm Estate will increase the requirement for school spaces which do not exist. 11. Building in the immediate area around Limes Farm Estate Chigwell There are already several housing projects that have been built since 2011 or are currently being built in the vicinity of Limes Farm Estate, which are already creating substantial amounts of new homes in the immediate area including: Silver Hind Court - 15 new homes, Montpellier House - 20 new homes, Park Grange Chigwell - 17 new homes; St Winifreds Grange - 20 new homes, Manor Hall - 10 new homes, The Regency Apartments - 10 new homes; Manor Court - 8 new homes and Grange Manor - 35 new homes. From those named above this has already created 135 new homes in the immediate area around Limes Farm Estate under Epping Forest District Council. There is also a large new estate being created on the East of Limes Farm Estate in Redbridge called New North Square which is creating an addition of 182 new homes. Therefore, there is no need for any additional new homes in the Limes Farm Estate area as there are already 317 homes built or being built in the immediate area. Other areas across Chigwell should be agreed to as highlighted by the Chigwell Parish Council in the Chigwell Neighbourhood Plan. 12. Alternative Sites There are suitable alternative sites for additional housing in Chigwell that have already been explored by the Chigwell Parish Council and are available to view on: <http://www.chigwellparishcouncil.gov.uk> The Chigwell Neighbourhood Plan is more sensible and does not include the use of the green spaces and fields on Limes Farm Estate.