

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

Stakeholder ID 2643 Name john nihill

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](mailto:ldfconsult@eppingforestdc.gov.uk)

### Survey Response:

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

Agree

Please explain your choice in Question 1:

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:

I do not believe the infilling of green spaces on existing estates with housing at Limes Farm and Debden is the best solution for housing needs in those areas. The negative effects on existing residents have been underestimated.

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

Agree

Please explain your choice in Question 3:

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

Epping?

Yes

Buckhurst Hill?

Yes

Loughton Broadway?

Yes

Chipping Ongar?

Yes

Loughton High Road?

Yes

Waltham Abbey?

Yes

Please explain your choice in Question 4:

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

Agree

Please explain your choice in Question 5:

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

Epping (Draft Policy P 1):

**No opinion**

Please provide reasons for your view on Epping:

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**

Please provide reasons for your view on North Weald Bassett:

see attachment below (which is also copied into this box as attachment seemed not to work. LIMES FARM HOUSING PROPOSALS Epping Forest Draft Planning Policy. I object to the siting of the allocation of the housing for the Chigwell District in the local plan. In particular the plans for building on the upper green spaces at Limes Farm estate for early housing development and the lower green space for housing development at a later date. I support Chigwell Neighbourhood Council's alternative proposals for housing in the Chigwell district. There would be considerable loss of amenity if houses are built on the green spaces and the statement in the draft proposal "That it is not clear that the local community will be significantly disadvantaged as there is good provision within the settlements and access to the wider green infrastructure network and.. that there are no negative effects to this proposal" are at best highly debatable and at worst untrue. The green spaces were specifically designed as fundamental and necessary when the estate was built and political expediency should not be allowed to override the fact they remain necessary for the quality of life for residents on the estate for sports, dog walkers and as a release for residents in the area. It is worth noting that many residents love the view from the green space adjoining Manor Road and this is appreciated by residents from Manor Road, Lechmere Avenue, Dacre Gardens and adjoining roads as well as those from the estate. The view from the top of the hill is renowned and was acclaimed in a book entitled 'Frontier Country a Walk around the Essex Borders' by Brian Mooney and Jon Harris (Thorogood 2004). The fact that these two chaps walked around the whole of Essex and singled out this view as remarkable should not be overlooked. This glorious view right to Barkingside, Ilford and across the Thames to the Dartford Bridge, Shooters Hill, Kent and Docklands would obviously be ruined by development and would have a significant effect on recreational access for those on Limes Farm and environs. The proposal for housing on Limes

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Farm's green spaces goes against Draft Policy DM 4 4.118 which states "The council should protect and enhance green spaces within built up areas". The area surrounding Limes Farm has become increasingly urbanised since the estate was first built with additional houses on the London Transport land to the east, and on the allotments north of New North Road and the new housing development at Kelvin Hughes. It is well known that social problems can be partly linked to a lack of amenities and the loss of green space could exacerbate Limes Farm's existing social problems. The additional housing would cause further problems regarding school provision, many of the secondary school age children on the estate are already forced to travel some distance out of Chigwell; not being able to gain admittance to the only secondary school in Chigwell, West Hatch. Problems with bus routes on Limes Farm are already arising from the recent changes on the 462 route making journeys to Barkingside and Ilford much longer and the proposed changes to the 167 route in Debden which will affect many of the children from Limes Farm who are forced to travel to schools in that area because of inadequate provision locally. Traffic difficulties with hundreds of extra cars seeking to leave the estate during the rush hour would exacerbate existing problems on Fencepiece and Manor Roads from the estate's sole egress and access point. There is strong feeling amongst the residents of the estate against development on the estate's green spaces, as witnessed by the more than 200 people who attended a meeting on the topic at the Limes Farm Community Centre in late November. In conclusion I support Chigwell Neighbourhood Council's alternative proposals to site the extra housing required elsewhere in the district and that this should be adopted into Epping Forest's Housing Plan. In addition the green spaces at Limes Farm, particular the upper part should become protected green spaces with no development allowed.

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:

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:

[http://eppingforest.consultationonline.co.uk/wp-content/uploads/sites/5/gravity\\_forms/3-fce9873862dde780a40e3cbe24771a88/2016/12/LIMES-FARM-HOUSING-PROPOSALS.docx](http://eppingforest.consultationonline.co.uk/wp-content/uploads/sites/5/gravity_forms/3-fce9873862dde780a40e3cbe24771a88/2016/12/LIMES-FARM-HOUSING-PROPOSALS.docx)

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

Disagree

Please explain your choice in Question 7:

see attachment in answer to Q6 for difficulties with transport , schools etc in Limes Farm area which would be exacerbated by housing proposals.

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8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this.
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9. Do you wish to comment on any other policies in the Draft Local Plan?

See attachment re Q6

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