

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

Stakeholder ID	4598	Name	Tony	O'Connell
----------------	------	------	------	-----------

Method	Email
--------	-------

Date	15/12/2016
------	------------

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

### Letter or Email Response:

I have looked at and commented on the local plan but found the maps difficult to resolve quickly. Adding the names of some major roads would have helped. I also worry that the provision of housing is not accompanied by a discussion of tenure (this may be because of my oversight). Rental accommodation helps the young and the elderly a great deal and provides flexibility for all age groups. These groups need affordable rents and the ability to move as their needs change. As relative newcomer to the area (12 years) we were attracted by the open spaces and the distinctive nature of the area. I hope that the process of creating homes will not be reduced to filling space. Developers should be encouraged to maintain the 'look and feel' of the area particularly in regard to scale. I feel that the building on the Winston Churchill site represents over- development in both footprint and height. The need to be proportionate to neighbouring buildings is as important as the appearance of the structure. In many cases change of land use is rejected without consideration for those who need homes, sometimes leaving land 'fallow' for decades can also be injurious. The case in point being the land on Borders Lane which served the public poorly for many years. It would be good to see a development which maintains links to surrounding streets. Parking is a necessary condition of a car based culture, building on existing car parks near stations will result in more through traffic by those going to and from work and shopping. Parking needs planning too. Parking restrictions need careful thought, presently it is possible to park multiple cars, frequently on pavements, causing damage and obstruction.

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

Stakeholder ID	4598
----------------	------

Name	Tony
------	------

O'Connell
-----------