

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

Stakeholder ID	2737	Name	Leonard
			Beschizza On behalf of Protect Nazeing Greenbelt Group

Method	Survey
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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?

Strongly disagree

Please explain your choice in Question 1:

I do not accept that the draft plan is for the people or the future residents of the areas in question, I believe and have always believed that the infrastructure of any area must always be paramount in considering any developments to an area and its sustainability should be without doubt.

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 have always believed that Greenbelt has priority over anything when considering any kind of development. unused brownfield sites should always be regenerated first. if necessary a new town or garden village in the Harlow district, which appears to wish to expand could be considered as it has already in place the infrastructure to accommodate any large developments. Although it would be preferable if brownfield sites were chosen instead of greenbelt land.

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

Strongly disagree

Please explain your choice in Question 3:

I do not accept building on Greenbelt in Harlow when there is previously developed Green space or Brownfield sites.

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:

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

Strongly disagree

Please explain your choice in Question 5:

To encourage more employment to Nazeing would mean adding more vehicles on a daily basis. Nazeing is just a small village which unfortunately lies in an area that already has heavily traffic travelling through it. This causes a lot of damage to a road network that is ill equipped to cope. i.e. the roads are too narrow causing HGVs to mount verges and pavements to pass one another. Many of the new style HGVs are heavily over weight these days and many of our roads have no pavements along one side so as to cope with the traffic we have at present. Adding extra Lorries to this can only cause more problems.

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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 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

Please provide reasons for your view on Nazeing:

The proposed sites SR0011, SR0300, (ABC) and SR0473 are graded 1-3 Greenbelt. Nazeing Parish Council and EFDC have ignored all derelict and brownfield sites and only have chosen sites only from land suggested by owners and developers who seem to want to encourage the destruction of Greenbelt for their own personal gain. i.e. to help encourage support for planning consent from Nazeing Parish Council, the land owner of (SR0011) has offered them the entire freehold of the Sports Hall for their meetings and its football pitches. The Nazeing Parish Council have disregarded all derelict brownfield sites and previously developed green space in favour of this particular site SR0011 and are willing to allow destruction of our Greenbelt for their

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own personal gain, even when they know that the majority of residents are totally against the development. There are previously developed green space land available in the Paynes Lane area of Nazeing and one particular site that has been derelict for 40 years, but these have been ignored completely. Why? We already have four usable Halls in Nazeing which can be hired, and there are 40 football pitches available for hire all within a five mile radius of Nazeing. And there are ample sports facilities all within two miles of Nazeing. so there is no need of any of these sports facilities as proven by the rejection of the past planning applications for this site, where they tried to use this as special circumstances to get the application passed. The previous four planning applications for this particular site have been refused each time by the EFDC planning Department, on the grounds of unsustainability, and many other reasons, including the land being, as stated by EFDC councillors that it is 24 carat gold unspoilt Green belt land and should not be touched. and even stated categorically that there is no way forward in this application. Even though this was stated by area sub committee west, this planning application has been repeated four times and each time the Nazeing Parish Council has approved it. WHY ? The immediate area also suffers from sever flooding and concreting over this greenbelt land would undeniably add to the problem. Also the site is located at a dangerous point in St Leonards Rd, there is no pavement at this section of the road which makes it more dangerous especially when large HGVs are in the location. When two lorries pass each other along ST Leonards Rd they are forced to mount the grass verge along the Lichen Brook side of the road and the pavement on the other. Nazeing now already has an air pollution problem with the amount of traffic it has to contend with. I truly believe that Nazeing, with what it already has to contend with, has enough reasons to make it exempt from the having the need for any further developments especially on Greenbelt and you need to consider that there are 80+ houses already approved for building in Nazeing and if you add the proposed local plan sites this would add up to over three hundred extra houses in Nazeing which would have the potential to add 600 vehicles per day to a heavily used road network that at present struggles to cope. This is without the extra HGV traffic that would soon be heading for the new incinerator plant planned for the Dobbs Weir area of Hoddesdon. We have a virtually non existent transport service so anyone needing to get anywhere has to use their own vehicles, adding even more to the air pollution and traffic problems. We are a small village and not a town that could cope with this kind of development.

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:

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

Strongly disagree

Please explain your choice in Question 7:

The plan cannot be adopted as It is impossible to adapt the infrastructure in Nazeing to cope with the extra traffic that will be created. The new houses will potentially add 300 to 600 extra children to Nazeing and our school has no places available which is not what is stated in the ARUP assessment so this is not credible as at present some children at the Nazeing school are being taught in a Portacabin. also the ARUP states that there is no congestion during peak times around the area of the sites but in St Leonards Rd, We have counted over 840 + vehicles, HGV lorries, vans and cars, passed our house between 7am to 9.15 am, which is very highly

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congested for a country road. Essex Council was approached about having traffic calming but they refused as there were too many HGVs needing to get to Glasshouse Nursery's. The sewers in St Leonards Rd are in desperate need of repair as during flooding the excess rainwater gets into the broken pipes and the immense pressure forces raw sewage up, dislodging the manholes and spills into the roadway and into the Litchen Brook, this ultimately will be endangering wildlife such as voles, newts, and other endangered species and could even cause health problems to us humans.

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 local plan does not prove that Greenbelt land has to be used and there is no justification to use greenbelt over previously developed green space land or any Brownfield sites.Redacted.... There has been no mention of the effect on wildlife in this local plan. As stated in the Lee Valley Regional Park objection to the proposal in St Leonards Rd they were against the development on the grounds because the site lies in the greenbelt and although the site lies just outside the boundary of the regional Park a large proportion is identified in the authorities adopted park plan (2000) as part of an important area which adds a landscape context to the setting of the regional park.

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

There has been very little consultation with Nazeing residents from either the EFDC or the Parish Council. and for an area which has a high proportion of elderly residents, this is unacceptable as some have been frightened by what the future could bring to their village. Being mostly computer illiterate no questionnaires were delivered to the elderly so if they wanted to have their say they had to travel several miles to obtain a hard copy. this is also highly inconsiderate. Ultimately greenbelt land should be protected at all times especially when brownfield and previously developed green space land in well within the allocated location. it must also be registered that a brand new sports facility is planned for in Waltham Abbey and is due to be built soon, which is only a few miles away.

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