

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

Stakeholder ID	3929	Name	D Lynch
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Method	Letter
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Date	12/7/2016
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Letter or Email Response:

Dear Sir Madam, We are writing to express our objections to the Epping Forest District Local Plan. Our objections particularly relate to the proposed sites SR-0132Ci, SR-0069/33 and SR-0113B - we strongly object to development on these sites for the following reasons; 1. Loss of Green Belt Land Development on these sites directly contradicts the stated vision of the Local Plan, 'to enhance the quality of life for the people of Epping Forest District ...while protecting Epping Forest District's Green Belt and environment.' Much of the development, especially those on sites SR-0132Ci, SR- 0069/33 and SR-0113B is on existing green belt land. These fields are well used by the local community including ourselves for walking and recreation. In addition site SR-0069/33 is a nesting ground for a large population of skylarks. 2. Increased traffic congestion, disruption and air pollution Sites SR-0069/33 and SR-0113B have the potential to seriously disrupt quality of life to the south of Epping through increased traffic congestion which will also contribute to increased vehicle emissions and air pollution, especially around Ivy Chimneys Primary School. Bridge Hill and Brook Road already suffer from traffic congestion owing to the lack of parking for existing houses along these roads and the lack of suitable passing places. There are frequent traffic blockages along Brook Road that bring traffic to a standstill, especially under the railway bridge. Traffic congestion outside Ivy Chimneys Primary School is also very bad at school dropping off and closing time. Cars struggle to find places and frequently cause blockages. There has been an accident here involving a child being hit by a car before and this level of risk is likely to increase with the increased amount of traffic associated with the new residential developments on sites SR-0069/33 and SR-0113B. Traffic from these sites will only be able to join the existing roads, Brook Road and Bridge Hill to the North as the Southern Boundary of these sites is limited by the M25. The building of houses on the site of The Spotted Dog public house has already increased traffic problems in this area due to more parking on the road making it almost impossible to get through at certain times of day. 3. Lack of provision for additional infrastructure in schools and doctors surgeries There appears to be no plan for increasing existing infrastructure at Ivy Chimneys school, or with local medical centres to support substantial increases in population. The waiting time for a non- urgent appointment at the High Street surgery is currently 4 weeks and at the Limes Medical Centre it is up to 6 weeks. If Ivy Chimneys Primary has to increase in size, this may cause further impact on the green belt land surrounding it. The ARUP report on the Draft IDP says 'the forecast capacity figures show that current infrastructure will be under significant pressure to accommodate the growing pupil population'. Without a clear plan about how the school infrastructure will be improved and financed it will be irresponsible to compromise the educational prospects of the District's young people by going ahead with a housing development plan that is not supported by adequate school provision. 4. Loss of existing community sport, health and recreational facilities with no indication of what alternatives will be provided in Epping We strongly object to the plan to develop site SR-0132Ci. This will take away three sport and recreational facilities from the people of

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Epping including the cricket, tennis and bowls clubs. Along with site SR-0347, currently the Sports Centre, being taken away there will be very little opportunity for community of Epping to take part in sport and healthy recreational social activities in their own town. Clubs such as the tennis club have formed an important part of the social fabric of the town for many years. One of the council's priorities is to plan for and support an ageing population. It is therefore of utmost importance to keep smaller scale, local, accessible sport and social facilities within the town to help the local community live well and age well. Chapter 6 refers to the importance of community leisure and cultural facilities (6.29 and 6.30) and their vital contribution to the social and economic life of a community. The statement in 6.30 'The loss of such facilities through redevelopment and change of use is detrimental to the fabric of communities and should be resisted' is completely contradictory to the proposal to develop the sites of the cricket, bowls and tennis club, together with the sports centre on Hemnall Street with no clear proposals for replacement facilities in Epping. 5. Lack of sufficient detail in the plan to enable the full impact of new housing provision to be assessed We disagree with these proposed sites in Epping as there is insufficient detail regarding the number of properties proposed for each site, and the character of the dwellings, in order to be able to make a fully informed decision about the likely impact of development. The bulk of new development is concentrated to the south and west side of Epping where, as detailed in point 1 the existing infrastructures of roads and schools is least able to accommodate the increase in traffic and population. The existing roads in this area, especially Bridge Hill and Brook Road are narrow and most houses have no off-street parking which leads to congestion and traffic blockages, especially at peak times, especially opposite the school. There is no clear statement of infrastructure provision in the plan - Chapter 6.3 states that this is in the process of being developed, therefore the rest of the plan is impossible to comment on effectively without the full picture regarding infrastructure being made clear here. Broad principles and ideas are referred to with no detail of how they will actually be achieved. Overall, we object strongly to the plan as it currently stands, especially with regards to sites SR- 0132Ci, SR-0069/33 and SR-0113B. Without a more clear straightforward proposal of what proposed housing development will actually consist of and what exactly the supporting infrastructure will be, together with how it will be financed, we do not feel we have been properly consulted about the full impact of the Draft Local Plan on our community. Yours faithfully, ...Redacted....