

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

<b>Stakeholder ID</b>	2672	<b>Name</b>	Anthony Scott
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<b>Method</b>	Letter
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<b>Date</b>	1/3/2017
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### Letter or Email Response:

Objections to proposals to build on land in Sheering\_ contained in Epping Forest District Local Plan The plan proposes to release land from the Green Belt to be available to build 117 homes in Sheering. Community- In Sheering there has been gradual additions to the housing stock over the last 30 years of about 10% bringing the total number of houses to 398. The proposed development of 117 homes represents an increase of almost 30% at one time, which would have profound effects on the village. School- Sheering Church of England Primary School is a small village school dating 200 years. It was recognised by Ofsted in a 2016 report as being "much smaller than most primary schools". The school is presently full to capacity with 108 pupils. The school is constrained from expanding by its current site capacity. The proposed addition of 117 houses in Sheering would result (according to the standards contained in Primary School Infrastructure Requirements) in an additional 35 children of primary school age, who could not be accommodated at Sheering Church of England Primary School. Doctors surgeries- the surgeries at Sawbridgeworth and Hatfield Heath have limited capacity for taking on new patients. Traffic- the road through Sheering village (The Street) already has heavy commuter traffic between 7.00 to 9.30 and 15.00 to 19.00. Throughout the day there is also traffic to and from Stansted Airport and large commercial vehicles use the road. On The Street the pavements are narrow or non-existent, making pedestrian movement difficult. It is particularly hazardous for wheelchairs and pushchairs. Parking by the village shop is limited, and often full. Access from the proposed sites would flow onto The Street, which is already congested. The Crown Close road is the only route into and out of Crown Close; Primley Lane and Plashets. The road is narrow and as there is limited off street parking residents park along the road, which restricts traffic movement, often forcing large vehicles such as those used by the local authority to collect refuse and recycling to mount pavements and grass verges, leading to cracking and uneven pavements. Either of the developments shown on the plan as SR- 0311 and SR- 0073 would add very significantly to the vehicle use of Crown Road. Water & Sewers- In Sheering water pressure drops when demand is high. The sewers in the village are inadequate and after heavy rainfall sewage floods over some gardens in Plashets and Primley Lane. Environment- The fields to the east of the M11 serve as a green lung between Sheering Village and the M11. There is an ancient natural pond on SR-0073, on which the Great Crested Newt has been recorded. Wildlife such as deer are also frequently seen in that area. For the above reasons, we oppose the proposals for the expansion of Sheering village, contained within the EFD Local Plan.

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