

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

Stakeholder ID 2750 Name Andrew Gale

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

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 strongly disagree with the Draft Policy P 7 for Chigwell and believe that the Chigwell neighbourhood Plan offers a much better planning model. This is particularly true in relation to the DLP's plan to build 210 houses on ALL of the green spaces on Limes Farm. In my opinion, the estate was deliberately designed to incorporate open spaces to give people a nicer environment in which to live. This probably stems from the lessons learnt from the high-rise "Concrete Jungle" disasters of the 50-60's. To allow ALL the green space to be built upon would ignore these lessons from the past and turn Limes Farm into the concrete jungle it was designed NOT to be. In trying to solve the Housing Crisis the DLP will just create a different more social type of crisis for the existing community of Limes Farm.

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

No opinion

Please explain your choice in Question 2:

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

No opinion

Please explain your choice in Question 3:

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

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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?

Please explain your choice in Question 5:

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:

I thought I should write to express my objection to the District Councils Draft Local Plan (DLP) and its suggestion to build an additional 210 homes on ALL of the Limes Farm open spaces.Redacted.... In my opinion, the estate was deliberately designed to incorporate open spaces to give people a nicer environment in which to live. This probably stems from the lessons learnt from the high-rise "Concrete Jungle" disasters of the 50-60's. To allow ALL the green space to be built upon would ignore these lessons from the past and turn Limes Farm into the concrete jungle it was designed NOT to be. It would then become just a continuation of the urban sprawl that is London and Redbridge. How the District Local Plan can suggest that Limes Farm offers development in a "sustainable location" is a bit beyond me. The local infrastructure already feels like its creaking. An additional 210 homes would only make this worse and take it past breaking point. For example:- 1. The lack of existing school places.Redacted.... 2. Traffic - With only one road in / out of the estate it can be very difficult to exit the estate, particularly if you want to turn right, across the traffic and go up the hill towards Chigwell. The cumulative effect of other recent housing developments in the local area (e.g. Repton Park in Woodford Bridge, the garden nursery site opposite Grange Hill Station and the Kelvin Hughes factory site in Hainault,) means there is more traffic and it's becoming increasingly difficult to in/get out of Limes Farm especially at the busy rush hour/school times. The Bald Hind traffic lights between Manor and Fencepiece Road is a bit of a pinch point and traffic queues are frequent. 3. Public Transport. As a commuter I use the Central Line daily. The number of "rush hour" services for the stations between Hainault and Woodford was cut during August 2016 by TFL. Not surprisingly this has led to busier "standing room only" journeys into work. I know "off peak", the tube service has plenty of capacity but with more houses how would the line cope? 4. Increased pressure on local Doctors, Dentists etc.Redacted.... In conclusion, I feel

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

that that the District councils DLP in trying to solve the Housing Crisis will just create a different more social type of crisis for the existing community of Limes Farm. It would certainly be a less pleasant place to live. I've read the Parish Council's own Chigwell Neighbourhood Plan (CNP) and whilst I don't agree with everything contained within this proposal, especially the loss of the waste transfer facility and the Camp Ground at Chigwell Row (that would be a real shame for the Guides, Scouts and DofE who use it), I think that overall, it offers a better thought out solution for the local area than does the DLP. I therefore request that the Chigwell Neighbourhood Plan be adopted in place of the existing proposed development model for Chigwell.

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:

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

No opinion

Please explain your choice in Question 7:

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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?

Draft Policy P 7 Chigwell

At the risk of repeating myself the I feel that that the District councils DLP for Chigwell will in trying to solve the Housing Crisis will just create a different more social type of crisis for the existing community of Limes

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

Farm with the loss of all the green space. I've read the Parish Council's own Chigwell Neighbourhood Plan (CNP) and whilst I don't agree with everything contained within this proposal I think overall, it offers a better thought out solution for the local area than does the DLP. It would therefore be preferable if the CNP be adopted in place of the existing proposed development model for Chigwell.
