

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

Stakeholder ID	2768	Name	Paul	Hardy
Method	Letter			
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Letter or Email Response:

I wish to register my serious concerns and disagreement with the proposals as currently outlined in the Draft Local Plan particularly as it relates to my local area, Epping. To be clear from the outset this is not a case of "Not In My Backyard" as I do recognise the need, both locally and nationally, for the provision of housing to support future generations. It is a case, however, of the current proposals for more than 1,600 additional homes in Epping being unacceptable to me for a variety of reasons that I will outline later. I cannot be supportive of a plan that describes locations for a huge number of additional homes in Epping that will change the nature of the town forever without any supporting information regarding the provision of local infrastructure and services. The two things need to go together and information about how infrastructure and services will be improved must be provided at the same time so a rational decision can be made. My objections to the draft proposals are as follows:

- An additional 1,600 homes planned for a town with a current population of approximately 11,500 people is totally out of proportion. Let's estimate this as an additional 3,500 people, an increase in the region of 30%. This would change the nature of Epping forever and goes against what is stated in the draft plan, "the need to protect the existing character of this historic market town is of importance". I see little evidence in the draft proposal for Epping that supports this statement.
- The additional homes would necessarily cause an increase in traffic. Epping suffers from bad traffic congestion currently and this would make things worse. Specific examples include the High Street and also closer **...Redacted...** which is very difficult and even dangerous to drive along now, especially at busy times during the morning and afternoon school runs. **...Redacted...**
- Additional traffic on Ivy Chimneys Road would also be intolerable and a danger to local schoolchildren and parents.
- The new homes would worsen a difficult and at times dangerous parking issue in the town and especially in areas around the Tube station. The plan for new homes coupled with a reduction in available parking next to the Station exacerbates the problem. There is a safety issue to be considered here as the current parking on pavements in Allnutts Road and other streets makes it dangerous for pedestrians and makes access difficult for emergency services today. Reducing parking further and having more traffic in the area will make the situation worse.
- Building on Green Belt land needs to be avoided. I see proposals to build upon this precious resource as an easy option and object strongly. Other areas such as those close to North Weald Airfield should be examined more closely for provision of additional homes.
- There is a distinct lack of thought or planning about the necessary improvements in local infrastructure and services that an increase of over 1,600 homes will bring. I see no evidence of any thought given to the changes that will necessarily be needed if the proposals are pursued as stated. How can a plan that states that new homes are proposed but without plans for the infrastructure and services gain any measure of support?
 - o Local schools are oversubscribed as it is. Where and how would additional school places be provided?
 - o The town is short of adequate leisure facilities today. The draft local plan reduces these local facilities even further i.e. Epping Sports Centre, with no visibility of

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replacement provisions o No plans for additional parking o No visibility of plans for additional roads to support the additional traffic. The problem of even more traffic on the High Street, Brook Road and Ivy Chimneys Road, for example, is not addressed o Provision of improved health services. The Limes Medical Centre is extremely busy with today's population. How will it cope with the huge increase in numbers? I am not an expert town planner and I am sure there are other infrastructure and service elements I have not yet thought of. The problem seems to me, however, is that nobody else seems to have thought about them either. Please register my strong objection to the Draft Local Plan, Regards,