

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

Stakeholder ID 2459 Name Helen Reynolds Mrs

Method Survey

Date

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### 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:

•Given the pressure for additional housing development across our region and the likely development of the London-Stansted-Cambridge corridor, I accept the broad outline of the overall vision, but only insofar as: i) the vital infrastructure of the EFDC area (sewage, water, schools, training facilities, hospitals, doctors, fast broadband) is given top priority not just in the new developments but in the established communities as well, with such investment well in advance of proposed housing development; ii) the balance between urban areas and rural communities is rigorously maintained and smaller villages are not overwhelmed by urban expansion. iii) maintaining the quality of the landscape is a major consideration in new development.

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?

**Strongly disagree**

Please explain your choice in Question 3:

•PORA's major focus is in the area around Roydon Parish, including the communities in Old House Lane, Broadley Common, Hamlet Hill, Halls Green and Dobbs Weir. The proposed expansion of Katherines and Sumners would directly affect all those who live in these areas, the quality of the landscape and the burden

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on local roads and other facilities. It would also narrow the gap between Harlow and the Lee Valley conurbation. •Whereas other proposed sites around Harlow are close to the railway stations and the town centre and have good access to the M11, Katherines and Sumners are far removed from the town's centre of gravity. A major increase in housing in these areas would transfer pressure to the neighbouring settlements across Roydon Parish, especially to our rural roads. •Draft plans for Katherines cause particular concern. The map 3.7 suggests the effective absorption of Old House Lane by the West Katherines extension and continuation of a new building line south along the Epping Road. This would blight the lives of the local community living in Old House Lane; it would threaten the glasshouse businesses along the Lane; and it would increase traffic pressure on local roads. A clear buffer should therefore be maintained between a West Katherines development and Old House Lane and along the eastern side of the B181 between Old House Lane and Tylers Cross. A strip of woodland is one possibility. There are veteran trees to be respected, including a row of native black poplars, part of Roydon's nationally significant collection. •The proposed West Sumners development raises similar issues. In this case the proposed housing would appear (according to map 3.7) to be set well back from the Epping Road. The possible site is well defined. It is bound by the existing Sumners boundary, Water Lane and Epping Road. At the southern edge there is a field between a stream and the Epping Road which, if planted up, would act as a defined green edge to Harlow. Development here would have less impact on the surrounding landscape and the retention of existing veteran trees and good hedges would assist the transition from countryside to built-up area. •The need to avoid coalescence in the Sumners area is of special significance for Broadley Common, a community which wishes to maintain its distinctive character. •The landscape sensitivity of these parts of Roydon Parish were underlined in the Chris Blandford Associates' Landscape Character Assessments commissioned by EFDC in 2010, (Areas C7 and C8) which warned of "potential increases in volume of traffic on narrow rural lanes and road corridors" and "potential for loss of hedgerows and veteran trees due to inappropriate management". The report stated that this area was "considered to have moderate to high sensitivity to change" and underlined the importance of "conserving and enhancing the landscape setting of Roydon Hamlet and Halls Green". These principles must apply to any development at Katherines and Sumners. •In order to minimise the impact of new housing in the area, and to protect the quality of the landscape, the green belt countryside towards Cold Harbour west of Pinnacles and to Blind Lane west of Old House Lane must be clearly excluded from any future development, as well as farmland to the east of Old House Lane.

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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:

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

**No opinion**

Please explain your choice in Question 5:

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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**

Please provide reasons for your view on Roydon:

•The four development areas proposed within the Roydon Village envelope do not raise fundamental issues for us. However, we are concerned about the visual impact of sites SR-0197 and SR-0890 in the Kingsmead area when viewed from the country footpaths and fields (including the playing fields) to the east. These sites are on high ground. The new development could be a blot on the landscape if poorly planned. Tree preservation orders are already in place in the area, but more hedges and trees will be needed to screen any new housing, as well as sensitive design for the buildings themselves. •We welcome the commitment made in the Draft Plan to maintain a clear space between Harlow and Roydon Village and to avoid coalescence between settlements. We also approve maintenance of the green belt boundary on both the south and west countryside of the

village. For those parts of the parish adjoining West Katherine's and West Sumners please see our comments on question 3.

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?

**Strongly disagree**

Please explain your choice in Question 7:

•The approach to future development is logical, but many aspects of infrastructure in our area are already deteriorating. The provisions for health and education are being stretched and traffic on rural roads is threatening the local environment. •Health: The closure of doctor's surgeries in Roydon and Nazeing is causing problems for the local community. As plans evolve for new housing there may be an opportunity for such services to be provided in the earliest stages of new development (a health centre, for example, in Katherine's or Pinnacles). •Traffic: The B181 through Roydon is already used as a main traffic artery to and from Harlow, creating a major traffic bottleneck in the village at peak times, with associated air pollution and local congestion. Daytime parking is also a problem in the High Street towards the church as commuters prefer to park free on the pavement rather than using the station car park. Given the likely increased use of Roydon Station under the proposed developments, stricter measures would be needed to prevent Roydon becoming a commuters' car park. •Traffic is already a problem within Harlow. It is essential that accurate traffic studies be completed to assess the local effect of vehicle movements resulting from growth. The effects of pollution on trees in Epping Forest should also be considered. Any new developments should incorporate pedestrian, cycle and public transport facilities to reduce motor car use as much as possible, and should provide accessible local shops. •A development of 2,100 homes at Katherine's and Sumners could potentially generate substantial additional through traffic, affecting local country roads and exacerbating the situation within the village. We are also concerned that the Public Health England development at Pinnacles, although most welcome for the local economy, will further increase the pressure, given that 2,700 people are expected to be working there by 2024. We rely on Epping Forest to work with Harlow Town Council to minimise the potential problems, and ensure that motor traffic from new developments is channelled towards the town's road network rather than on to rural roads. •There is no reference to the Central Line as a way to help reduce pressure on the local road network, but the time is now right to consider a branch off the Epping-Ongar track beside the M11 and then across to a Central Line station on the southern side of Harlow.

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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.

No comment.

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

No comment.

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