
From:
To:
Subject: FW: The Plan

REDACTED

Sent: 15 February 2018 12:32
To: LDFconsult
Subject: Re: The Plan

7 Church Field
Epping CM16 4RF

On Mon, Feb 12, 2018 at 3:32 PM, LDFconsult <LDFconsult@eppingforestdc.gov.uk> wrote:

Please can you respond to this email with a full postal address, so that we can treat your comments as a formal representation to the Local Plan.

REDACTED

Kind regards,

Planning Policy Team

Planning Policy | 01992 564517
Epping Forest District Council | Civic Offices | [323 High Street](#) | [Epping](#) | [Essex](#) | [CM16 4BZ](#)

REDACTED

Sent: 29 January 2018 16:59
To: LDFconsult
Subject: The Plan

The Plan breaches national guidelines in a number of areas:-

Green Belt

There is no evidence that a comprehensive analysis of potential brownfield sites in the district to identify areas suitable for housing has been carried out. Green Belt development should not proceed until such a survey has been carried out and published. It should be a last resort to take the Green Belt away.

Town Centre Vitality

Epping has lost the police station, the courts and many historic pubs for modern redevelopment. It is now proposed to take away the library, the registry office and the sports centre - for a very small number of dwellings. These few dwellings could easily be sited elsewhere in the district and keep what is left of the heart of Epping.

Promoting Healthy Communities

Epping Sports Centre is undergoing a £13 million development as I write - it would be a scandal and huge waste of money and resources to demolish it for the sake of a few new homes. The loss to the community would be huge.

Sustainable transport

Every proposal in the plan is designed to create more cars on the road.

Epping High Street is very congested in the rush hour periods now and there is a shortage of parking at the weekend already. Thousands of extra cars will be detrimental to the High Street.

Any homes built on the station car park must have alternative access because buses are being prevented from access/exit every day at the moment.

The Central Line is at capacity and cannot take any more people in the rush hour.

There is no way of going London bound without using the tube - will the council guarantee buses to Chingford and Woodford. If such provision is outside the remit of the council they should provide details of the consultation they have undertaken with bus providers.

Choice of homes

The council needs to provide detailed breakdowns of the type of housing planned i.e. social, affordable, shared ownership and predicted type/price of open market homes in each planned location.

Overall there is not enough evidence as to costings, infrastructure, transport, survey results, evidence of consultations, types of homes etc. to actually make decisions about whether this plan is viable for EFDC. This is surprising for such a lengthy document.

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Epping Forest District Council
Postmaster@Eppingforestdc.gov.uk