

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

Stakeholder ID 2690 Name Linda Ainsworth Mrs

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?

Agree

Please explain your choice in Question 1:

2. 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 2:

The proposed increase of almost 30% of homes in Sheering will change the nature of the village too dramatically. The school is oversubscribed already, roads out of the village are insufficient to take increases traffic.

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

No opinion

Please explain your choice in Question 3:

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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?

No opinion

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 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 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

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Please provide reasons for your view on Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots:

Through Sheering Village the B183 (The Street) already has heavy commuter traffic from 7.00 until 9.30 and again from 15.00 until 19.00. All day there is also traffic to and from Stansted Airport and very large and heavy commercial vehicles use the road to reach Chelmsford and beyond. On The Street the pavements are narrow or non-existent with many of the green swards eroded by development, making pedestrian movement difficult. It is particularly hazardous for wheelchairs, motorised scooters and pushchairs. Taking an average of two cars per household any of the proposed developments would increase traffic enormously on to an already congested road. Access from the proposed sites would all flow on to The Street causing severe hold-ups. Parking near the shops is limited. In Sheering The Street is the only through route to Harlow, Bishop's Stortford or Chelmsford, all other access and egress is by narrow lanes. Church Lane leading to Matching is narrow with dangerous 90 degree bends and a narrow bridge. Back Lane has several blind bends and is unsuitable for pedestrian traffic with no pavement. It leads to Sheering Lower Road which is already used as a "rat run". The country end of Sheering Lower Road is a very narrow lane with single file traffic with passing places and several important listed buildings. Travelling in the other direction towards Sawbridgeworth station it is difficult to get on to Station Road where the traffic is often backed up at the level crossing and with traffic from Hatfield Heath merging. Queues often wait up to ten minutes to cross the railway. Sheering Mill Lane is a narrow single file lane with a hump backed bridge over the railway and river. Sheering Village is served by bus routes 59 (Harlow to Chelmsford) approximately once an hour. This route does not give access to Sawbridgeworth, Harlow Mill or Harlow Town rail stations. Services The school is at capacity and new families moving in would only be able to enrol their children in the Reception Class. Sewers in Sheering are inadequate at the moment. With heavy rain sewage floods over some gardens in Plashets and Primley Lane. Doctors surgeries in the surrounding area are full or nearly full. Water pressure drops when several households are using water at the same time. Heritage There are several listed properties along The Street which may be adversely affected by increased traffic movement. Community Sheering Village There have been gradual additions to housing over the last 30 years of about 10% of housing bring the total now to roughly 400 households. New residents have been easily assimilated into the community, something Sheering is renowned for. The proposed developments of 100+ houses is equal to a 25% increase at one time changing the character of the village. Lower Sheering has already contributed to housing by the development of several large brown field sites by the river and railway. The farmland is valuable fertile agricultural boulder clay as opposed to London clay farmed since at least Saxon times. There are ancient hedgerows and field patterns (Saxon commons). It is criss crossed with footpaths that are well used. The history of the ancient village of Sheering is linear and a development of 16 homes in the middle would be quite out of character.

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

Disagree

Please explain your choice in Question 7:

Difficult to comment with no specific details given but again an increase in homes of nearly 30% will create pressure on our village school, local, doctors, dentists, and services

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?