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Sent: 28 January 2018 20:14
To: LDFconsult
Subject: Epping Forest Local Plan

Follow Up Flag: Follow up
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The Roydon Society,
 C/o Benmore, Harlow Road, Roydon, CM19 5HH

LDF Consult

Local Plan - Comments from The Roydon Society

The Roydon Society supports the views, comments and observations of both Roydon Parish Council and PORA (Protection of the Roydon Area).

To support their comments, The Roydon Society provides their own views as follows-

Para 5 174, Policy P14 Map 526, Site REF Rur T1 & T2
 Rural West Settlement

b - Sound - No - not justified or consistent with national policy

Reasons-

Draft Plan incorrectly states there are no G&T allocation in Roydon. Incorrect as there are x3 proposed for Roydon Parish.

- No justification given for Rur T1 and T2

- Planning Inspector gave approval for temporary permission for both Ashview and Sons Nursery.
- Other factors not taken into consideration.
- Sites within MGB - Planning policy for traveller sites clearly states inappropriate development is harmful to the MGB - not approved
- Great concern for Roydon Parish, which has a number of approved temporary sites.
- There is a serious concentration of permanent pitches in Roydon and the adjacent Nazeing parish.
- Both villages/parishes contain a major % of sites for the whole district's allocation.
- Removal of these sites from the Draft Plan and allocate sites throughout the remaining district.

Para D, Policy SP 2 Special Development Strategy 2011 - 2033
 Sound - No

Plan states that traveller pitches will be delivered through a 6 step sequential approach - regularising existing sites or sites through intensification and extension will adversely effect Roydon Parish due to the high numbers of pitches already in the parish.

The over concentration of the Districts traveller sites in Roydon Parish and it's adjoining parish, Nazeing, contravenes the requirement. It is inconsistent with the National Policy and therefore the Draft Plan is unsound in this respect. This north west area of Epping Forest District should not become even more intensified with traveller sites.

Para 5 , 122-5, Policy P9, Site Reference - Roydon Village Settlement

Duty to cooperate - not relevant as there are no glass houses in Roydon village.
The Society therefore queries the accurateness of this issue.

Para A, Policy SP5, Policies Map 2.3, Site REF SO 5.2
Water Lane Settlement Area

Sound - No - no justification

The excessive number of homes planned for this area are predominately located in Roydon Parish, is the highest intensive development within the district, just to provide economic stability for Harlow.

The lack of defined infrastructure is concerning, currently poor road quality which is used as a rat run by adjoining town's and villages instead of using the M25/M11 which was planned initially to take this traffic. Infrastructure provision appears to be at the 'whim' of the developer. Roydon parish should not be considered for such excessively high density of housing.

High loss of high quality agricultural land is of deep concern to all residents.

No green space appears to be allocated.

No presentation of the MGB undertaken.

In the past, when applications have gone to appeal, planning inspectors have always protected the 'green' wedges between developments to enhance the uniqueness of Roydon Parish and separate the village from Harlow Town.

Para G (ii) Policy SP5, Policies Map 2.3, Site REF SP 5.2
Water Lane Settlement area.

B. Sound - No , not justified or consistent with national policy.

We have previously stated that there is an over-reliance to accommodate gypsy and travellers in the Roydon Parish /west of the district. This area already has excessive numbers of pitches/sites when compared with the rest of the district. By over concentrating traveller sites in Roydon and adjacent village of Nazeing, contravenes the Planning Policy for Travellers sites.

It is essential that these sites are removed from the Plan and located elsewhere in the District - in an area of the District where there are no current sites.

Para G (1x) Policy SP5, Policies Map 2.3, Site Ref SP 5.2
B) Sound - No - not justified
Settlement - Water Lane Area

The roads in this area are already under severe pressure with lengthy queues at peak times of the day - with motorists using these roads as 'rat runs from adjoining towns/authorities. By adding an additional 2100 homes will only worsen this despite the Plan stating that roads will be improved. With current homes near the road edge, it is difficult to see where these improvements will be made. The M25 and M11 roads were built to take the increased traffic but this is not happening. Minor roads such as we have in Roydon Parish are not designed or maintained for this volume of traffic.

In addition, Roydon Parish will be sandwiched between the Gilston Garden Village and the Water Lane Development. Therefore residents feel the Plan is unsound in respect of the Water Lane proposals.

Change required.

As Roydon Parish local roads do not currently cope with the volume of traffic, residents are requesting a large reduction in the number of homes proposed for this area. Impact assessments of the road improvements to the surrounding road network, are required.

Paragraph C (xii) and (xiii) and 2.117, Policy SP4, Policies Map 2.3
Site Ref SP 5.2

Settlement - Water Lane Area

B) Sound - No, not justified.

In this rural area it is not justified to expect residents to use alternative means of transport other than by car. This area has little public transport with Essex County Council reducing the budget on public transport. In addition, other new developments in Harlow also have no or little public transport. The plan is unsound in this respect.

Change required - a more realistic traffic plan to be considered and acted upon.

Paragraph - Chapter 6, Policy D1, Policies Map 2.3, Site REF SP 5.2
Settlement - Water Lane Area

B) Sound - No, Not justified

As our previous comment above, there is little information in the Plan regards what action will be taken in respect of the local roads - those through the Roydon Parish including the B181, having to cope with what inevitably be, an increased amount of traffic.

Change required

A full assessment of current and predicted local road usage before any further development are considered/approved, with a commitment to reduce the scale of development if it is shown that this is required.

S N WILKINSON
HON SEC - THE ROYDON SOCIETY

Sent from Samsung tablet.