

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

Stakeholder ID	2604	Name	Katharine Garner
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Method	Letter
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Date	10/2/2017
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Letter or Email Response:

REPLY REGARDING SITES IN CHIGWELL i) SR-0433 FORMER BEIS SHAMMAI SCHOOL High Road This site is now sold and not available and an alternative is required. In any case the safety issues of building new houses on a site with major gas mains so close and shallow are questionable. ii) SR-0478B CHIGWELL NURSERIES High Road I think that it would be regrettable if this site is developed for housing as it currently has a thriving nursery and garden centre providing employment and there is a valuable area of green land to the north side of the nursery containing watercourses. • Even if trees on the High Road are retained I disagree that these would screen houses adequately. • Vehicular access off the High Road and this will cause huge congestion with in peak times when added to the extra 110 houses being built/proposed in Luxborough Lane. • A nursery under new ownership, or any future similar use for small business, will be negated by its inclusion in the housing proposals. • Support for business is one of the Local Plan Policies and the proposed development seems therefore not to be in line with this policy. • My view is that this land is a better buffer between Redbridge and Chigwell than Hill Farm and in any case there is no similar buffer on the opposite side of the High Road near the 3 Jolly Wheelers Pub. • The impact of traffic likely to be generated is not adequately assessed. • The impact on Public Transport, Central Line (near capacity) and Buses (suffering cuts) is not adequately considered. iii) SR-0557 THE LIMES ESTATE I cannot agree that building a further 200 houses on good urban green space adjacent an area which has development problems would be in the interests of the current residents, the Grange Hill Ward in which it is situated, and of Chigwell generally. • The density of development looks questionable. • The need for a clear plan to upgrade the current estate is paramount, especially the 1960s(?) system built houses within the loop formed by Copperfield which appear to be nearing the end of their 'planned for' life. • This is likely to escalate problems on the estate. • Landscaping and access to open space as necessary to wellbeing of residents is well researched and is set out in the National Planning Policy framework and indeed in your local plan SEE my general comments at end of questionnaire ref DM6 4.126. Therefore this proposal is clearly at odds with the policy in the Local Plan. • Losing valuable urban green space used by the community is not a good way to proceed. SEE my general comments at the end of the questionnaire point no.DM5 4.121 • The impact of traffic likely to be generated from such a large site is not adequately assessed. • The impact on Public Transport, Central Line (near capacity) and Buses (suffering cuts) is not adequately considered. This is particularly relevant as there is a large housing site under construction adjacent in Redbridge. iv) SR-0588 LAND AT CHIGWELL CONVENT AND THE GATE LODGE Chigwell Road • This is open space which defines the character of the High Road • I understand that land is subject to a restrictive covenant • Chigwell convent is a listed building but of questionable architectural merit externally • I would object to this land being allocated for general housing • A sensitive development of housing for the elderly might be appropriate • This would generate less traffic at peak times • I would expect that there would be more opportunity for the 'green' nature of the site to be

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retained v) SR-0601 LAND AT THE FORMER GRANGE FARM High Road Acceptable subject to detailed proposals vi) SR-0894 CORNER OF HAINAULT ROAD AND MANOR ROAD Acceptable subject to detailed proposals vii) SR-0895 LAND AT MANOR ROAD AND FENCEPIECE ROAD Acceptable subject to detailed proposals viii) SR-0895 LAND AT MANOR ROAD Acceptable subject to detailed proposals ix) SR-0898 GRANGE COURT High Road Acceptable subject to detailed proposals

FURTHER COMMENTS REGARDING LOCAL PLAN NOTE Extracts from the Local Plan are included in blue type for reference DRAFT POLICY DM5 Green Infrastructure design of development 4.121 The issue The Council sees green infrastructure as a critical part of the future of the District and this complies with the NPPF. Draft Policy DM 5 inks with NPPF Strategic Policy 5: "The Natural Environment, Landscape Character and Green Infrastructure" which outlines the green infrastructure strategy of this plan. Whilst acknowledging that this Local Plan proposes development on some green field land it seeks to effectively protect and enhance: urban green space;etc DRAFT POLICY DM 6 Designated and undesignated open spaces The Issue 4.126 Open space provision is critical to the physical and mental health of our communities, as well as important to our experience of the character of settlements and the landscape in the District. Such open space varies in character and usage from children's playgrounds, through sports pitches to natural space that can be used for a variety of recreational purposes. New development in the District should provide open space appropriate to its size. Where development may, in exceptional circumstances, involve the use of open space for buildings this must be carefully controlled. I support the excellent policies above in that the council seeks to protect open green space and recognises that it is critical to the physical and mental health of our communities, in the case of the following Chigwell sites it proposes sites which are at variance with these policies, see detailed comments in attached document relating to SITES CHIGWELL SECTION 5 LIMES ESTATE; CHIGWELL NURSERY; CHIGWELL CONVENT I would therefore object to these sites being allocated for housing, although the Convent site might be allocated for older residents.

SPATIAL DEVELOPMENT STRATEGY to support Housing and Economic Needs The issue: Housing 3.54 The Council is proposing that the remaining housing need identified for Epping Forest District will be provided. In determining the appropriate sites the Council has taken account of the previous consultation responses which considered that new housing should be distributed across the District together with the evidence on sites put forward and in the draft policy and environmental constraints in the District. The approach to the allocation of sites has been to take each settlement and consider the most appropriate sites in accordance with the following order of priority: 1 A sequential flood risk assessment – proposing land in Flood Zone 2 and 3 only where need cannot be met in Flood Zone 1 2 Sites located on previously developed land within settlements 3 Sites located on open space within settlements where such selection would maintain adequate open space provision within the settlement 4 Previously developed land within the Green Belt (in anticipation of the NPPF being updated to take account of the proposed changes published in December 2015). 5 Greenfield/Green Belt land on the edge of settlements: a. Of least value to the Green Belt if the land meets other suitable criteria for development. b. Of greater value to the Green Belt if the land meets other suitable criteria for development. c. Of most value to the Green Belt if the land meets other suitable criteria for development. 6 Agricultural land: a. Of Grade 4-5 if the land meets other suitable criteria for development. b. Of Grade 1-3 if the land meets other suitable criteria for development. 7 Enable small scale sites in smaller rural communities to come forward where there is a clear local need which supports the social and economic well-being of that community. I do not agree with the sequential order in relation to the position of 3 which seems to mean that URBAN GREEN SPACE which is especially important in the more built up areas of Epping Forest District is proposed for development whereas some small Greenbelt sites, tucked away from general view might well prove better options. This is so in the case of Chigwell, where our Neighbourhood Plan generally offers much less intrusive solutions to the provision of the required number of homes. Eg, LIMES ESTATE; CHIGWELL CONVENT Draft policy DM 10 Housing Design and Quality Preferred Approach 4.163 The Council seeks to ensure that it is not possible to identify the tenure of a residential development from its external appearance since there can be significant differences in the appearance and quality of materials used between owner occupied and rented housing. This approach is very important to creating inclusive and attractive residential environments. The inclusion of the illustration of a large property on Chigwell High Road (P 97 bottom right) seems quite inappropriate when read in conjunction with the need for high quality housing of good design to reflect social inclusion. This is a house of huge proportions, I believe - probably - about 8 times the area of a normal family home. It has front railings and finials on gateposts that are inconsistent with the village character of Chigwell and which were the subject of much adverse comment when it was built in recent years. This house, although not the worst in Chigwell by any means, reflects the ongoing destruction of the architectural coherence of Chigwell by much demolition and replacement of large properties by those even larger, of poor design with no reference to the original character, materials or scale of the immediate surroundings, the area, or its place in Essex. I much regret that

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this type of development cannot be controlled. I write as a registered Architect, and hope that better control of this type of development can be implemented within the Local plan policy and going forward. Draft Policy T 1: Sustainable Transport Choices Development proposals will be permitted that: i) integrate into existing transport networks; ii) provide safe, suitable and convenient access for all potential users; iii) provide an on-site layouts that are compatible for all potential users with appropriate parking and servicing provision; and iv) do not result in inappropriate traffic generation or compromise highway safety I would support the policy in principle but in relation to Chigwell, where roads can be gridlocked at peak times, the Central Line is near capacity (with through service peak trains now reduced), and reduced bus services with none on the High Road I cannot see how further developments directly feeding into the system will work without some proactive discussion with the relevant transport and adjoining districts. Draft Policy D 2 - Essential Facilities and Services The Issue C Proposals for new facilities will be supported where they will meet an identified local need. The Council will work positively with local communities and support proposals to retain, improve or re-use essential facilities and services, including those set out in Neighbourhood Plans or Development Orders including Community Right to Build Orders, along with appropriate supporting development which may make such provision economically viable. HEALTH I am concerned that Chigwell is to manage 400 new dwellings in addition to a number of current developments and that it has NO DOCTORS SURGERY. We have to use a doctor's surgery in Redbridge which is not straightforwardly accessible by public transport routes. We would support the clear designation of a potential site for a new surgery which of course would be subject to further assessments by the relevant providers of the service. EDUCATION New schools: Chigwell primary School, which has been so much neglected that it has degenerated into being put into special measures and then sold to an academy chain, is now to be refurbished. It cannot however be expanded as it is within a zone restricted by a very large, shallow gas main. Proposed new housing will be likely to require further provision, yet it is unacceptable for primary school children to have to travel outside of the area, especially as traffic gridlock is typical at peak times due to limited exit routes from the area. The need for a new school site should be considered within the Local plan proposals. Draft Policy D 4 - Community, Leisure and Cultural Facilities F The Council will work positively with communities, including local voluntary organisations, and support proposals to develop, retain, improve or re-use community, leisure or cultural facilities, including those set out in Neighbourhood Plan or Development Orders including Community Right to Build Orders, along with the appropriate supporting development which may make such provision economically viable. I would support the Draft Policy D4 and think that the proposals in the Chigwell Draft Neighbourhood Plan in relation to much needed community facilities at Chigwell Library/Victory Hall site should be supported, along with other proposed improvements in Chigwell Row (provided housing sites are accepted in that area). Draft Policy D 6 Neighbourhood Planning The Council will support the preparation and production of Neighbourhood Plans. Neighbourhood Plans should: i) Show how they are contributing towards the strategic objectives of the Local Plan and that they are in general conformity with its strategic approach and policies; and ii) Clearly set out how they will promote sustainable development at the same level or above that which would be delivered through the Local Plan, and Neighbourhood Plan policies are supported by evidence on local need for new homes, jobs and facilities, for their Plan area I would support the Chigwell Neighbourhood plan where it allocates smaller housing sites than those proposed in the Local Plan even if small parts of the green belt are to be used, provided that they are tucked away, do not use high quality green belt land and that they do not take up valuable urban green space (non green belt) or sites where local businesses exist. It also supports much needed community facilities and local transport services.

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