

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

Stakeholder ID    2424                      Name                      Mary                      Dickinson

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](mailto:ldfconsult@eppingforestdc.gov.uk)

### 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:

Proposed housing allocation/ distribution for North Weald is excessive and disproportionate to the figures planned for the rest of the district. The rhetoric of the vision does not reflect in the reality for North Weald, which would be a loss of its historic and village identity. Outline proposals for homes along Church Lane (SR-0417 & SR-0003) are in direct line with a flight path for North Weald airfield. The Masterplan for North Weald Basset Identifies various constraints and opportunities. One of the key restraints on development was identified as the need to protect sensitive uses, particularly residential uses located to the east of the airfield from noise and non compatible development, identifying various flight safety zones and approach and take-off cones. Such housing plans would prevent continued use for leisure as well as further economic growth possibilities from business aviation - for which North Weald is considered to be among the top airfields in the SE for this possibility, as accessibility to Stansted for this type of business diminishes. (See Halcrow Report part 3, 2002) It cannot be overstressed that the draft plan for homes east of the airfield (R-0417 & SR-0003) is not sensitive to protection of character of surrounding area and leisure infrastructure for local residents - e.g. Walking, nature & wildlife conservation, support for emotional and mental wellbeing of local residents across all age bands.

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 SP2 fails to take account of previous local feedback in the Masterplan for Issues and Options. Identified areas and numbers of proposed homes in the draft plan are too dense and are not proportionate to the distribution across the district. There is a "pack 'em in" message with no consideration for quality of life and infrastructure. There is already pressure on doctors surgeries, schools, Police and roads. Recently constructed

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new small developments in North Weald and Epping have put a huge burden for places at surgeries (patients from North Weald travel to Epping for a doctor) and schools. Surgeries and schools are also facing a recruitment and retention dilemma. (eg High Street Surgery Epping).

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

Agree

Please explain your choice in Question 3:

There are planned and good possible infrastructure to support growth as Harlow is a 'planned' town and not one village! There is already strong infrastructure of transport links (including plans for a new J7a on M11) and employment which can absorb new growth.

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4. Do you agree with the proposed shopping area in...

Epping?

No

Buckhurst Hill?

Yes

Loughton Broadway?

No opinion

Chipping Ongar?

No

Loughton High Road?

Yes

Waltham Abbey?

Yes

Please explain your choice in Question 4:

Poor infrastructure - Travel; road and transport access to town centre and trains are already saturated - lack of car parking at station and in town centre.

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

Agree

Please explain your choice in Question 5:

The Draft Local Plan has considered potential new employment site (SR-0119) on North Weald Airfield. However, Policy P6 needs to be strengthened to ensure protection and enhancement of not only the important historic contribution that the airfield makes, but to promote the Airfield as a suitable site for both

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Leisure and Recreation. This would be supported by the Councils own Draft Policy D4- Community, Leisure and Cultural Facilities - (P191).

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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**

Please provide reasons for your view on North Weald Bassett:

Proposed housing allocation and distribution for North Weald is too dense, excessive and disproportionate to the rest of the district. I have particular concerns regarding housing development in locations SR-0417 and SR0003. Draft plans for homes in this area are detrimental to and would have an adverse impact on North Weald's natural and historic environment and loss of identity. Outline proposals for homes along Church Lane and being in direct line with a flight path for the airfield is a key restraint on development. The Masterplan identified a need to protect sensitive uses, particularly residential uses located to the east of the airfield, from noise and non-compatible development. It also identified various flight safety zones and approaches and take off cones. Such housing plans along Church Lane would prevent continued use for leisure as well as possible economic growth from business aviation which would sustain usage of the historic airfield. There is insufficient recognition of current need of the local community, including harnessing opportunities to develop existing local open and natural/recently developed flood meadow infrastructure spaces to support local social integration and leisure infrastructure to promote aspiration and social integration in the community and avoid development of a 'ghettos' which generate pockets of segregation and anti-social behaviour /crime for which evidence already exists in particular areas North Weald. The open fields (SR-047 and SR0003) have footpaths which are popular for hikers (west Essex), dog walking, nature and wildlife habitats (flood meadow and copes). This area would provide an ideal location for 'country park' while supporting social integration/cohesion across all ages for locals and visitors to the area. Currently, residents to the west of the village have limited access to children's play areas, which have been placed 'out of use' for local families due to outcomes from antisocial behaviour by 'bored' youths. Density of homes and vision for infrastructure and movement is a

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'myth' and will be impossible to achieve- placing increased pressure and strain on both existing overcrowded routes in and out of North Weald. There are poor bus routes along single lane roads, which pose danger to cyclists and pedestrians particularly at peak periods of the day. Density of housing would over saturate access to existing village shops, where car parking facilities do not always meet current demand.

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 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?

**Disagree**

Please explain your choice in Question 7:

Infrastructure needs to be planned and started before commencement of new developments. There are no GP surgeries in North Weald. There is current evidence of strain on Epping GP surgeries are unable to support demand from new patients from new builds in Epping area. There is also a GP recruitment and retention crisis in the district which affects patient accessibility to GPs and patient care. Although the draft plan refers to implementing new road infrastructure, this development cannot progress. Failure to improve the current roads in and out of North Weald and provide adequate new road infrastructure will place a danger to cyclists , pedestrians and other road users. Bus services are poor. The railway link to Epping closed, the two roads are already overcrowded at peak times. There is no room for improvement.

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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.

The Sustainability Appraisal sets out the preferred strategy for development across the district, however I have concerns that the 'reasonable alternatives' appear to be heavily weighted around North Weald Basset without evidence or justification for reasons why this is. The density of the excessive numbers of homes in the Draft Plan for North Weald will not achieve economic and social progress. Rather it will be the route of increased emotional and mental health issues exacerbated by a lack of supportive infrastructure that encourages and develops social cohesion and integration through accessibility to outdoor recreational opportunities such as has been planned in new developments in Bishops Stortford - not just patches of grass but planners have designed a legacy for the future by utilising local land features to create recreational infrastructure for the enjoyment all ages and abilities of local residents.

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

DM15; DM16; DM17

North Weald and Thornwood have a history of flooding, and as is currently detailed within the Infrastructure Delivery Plan various systems/ measures to mitigate have been implemented over recent years. I have serious concern about the proposed level of housing in North Weald Village, and the impact this will have on the flood defences recently installed. The content of these policies must not be overlooked.

Draft Local Plan

The content of the Draft Local Plan makes no reference or weight to responses following Issues and Options consultation completed by EFDC in 2012. I feel that the related outcomes have been ignored and undervalued. I also feel that EFDC are using North Weald as a 'dumping ground' for delivering the National Policy to build, without consideration of (and ignoring) the views and concerns of current residents who are contributing to the current revenue through payment of their Council Taxes. If this plan goes ahead for North Weald, the legacy that will be left for future generations will be on of 'ghettos' that fail to support aspiration and social cohesion.

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