

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

Stakeholder ID	2739	Name	Peter Ranken
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Method	Letter
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Date	10/12/2016
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Letter or Email Response:

....Redacted.... Local Development Framework - Buckhurst Hill Queens Road Lower Car Park - site SR-0225 Following my recent phone conversations with you and your colleague David Baker I write to support the proposed use of the Queens Road Lower car park site SR-0225 for housing at the southern end of the site and car parking at the northern end near Queens Road. I have lived in Buckhurst Hill for over 25 years, and for 15 years at 16 Forest Edge. The rear garden of 16 Forest Edge abuts the car park site SR-0225. My reasons for supporting the development of this site for housing are as follows:

- There is a national housing shortage and brownfield sites such as this one should be the first place to look for additional housing.
- Locations close to public transport should reduce regular car use, particularly if improved provision is made for cycling in the local vicinity.
- The noise and other environmental constraints of this site can be readily addressed by current best practice housing design, which can also significantly reduce energy use of the new homes. An example of this is the Passivhaus method of housing design which requires triple glazing (sound and heat insulation) and heat recovery ventilation (high internal air quality - fumes from the car park filtered out).
- The development of this site can also include the opportunity to provide more convenient car and cycle access to the Forest Edge allotments, encouraging more allotment holders to grow food locally. (The Forest Edge allotments can only be accessed through the alleyway next to 16 and 18 Forest Edge, and heavy material such as compost or topsoil have to be transported by wheelbarrow from Forest Edge to the allotments.)
- New housing on this site, if designed in accordance with the principles of the police initiative Secured by Design, should reduce the instances of antisocial behaviour that have occurred in this car park affecting my property and others nearby.
- The rear garden boundaries of gardens abutting the car park have had to be densely planted or installed with high fences in order to maintain the security of these gardens and associated houses. The development of the southern end of the car park would make these properties more secure.
- The new housing on the car park site can act as an acoustic screen for residents in Forest Edge and Briar Close, reducing noise from the railway, particularly as it now runs for 24 hours a day at weekends.
- The difference in levels between the northern end of the car park and nearby housing are such that two levels of car parking could be provided relatively unobtrusively at the Queens Road end of the existing car park.
- Alternatively, the car park site could be used for sheltered or extra care housing for elderly people which would have less impact on traffic congestion locally. I trust that you will take my comments into account when considering the planning status of the Queens Road Lower car park site (reference SR-0225).

....Redacted....

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