

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

Stakeholder ID 3016 Name Gary Petts

Method Survey

Date

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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:

I strongly disagree with this. The 244 homes that are planned off of Brook Road and the 334 homes south of Ivy Chimneys Road, which are the two proposed development areas that are of most relevance to my local catchment area, have not considered the impact on the infrastructure. Brook Road as it is, is a rat run and I strongly believe that until an unfortunate event occurring when someone or a member of someone's family is either seriously or critically injured, then the local council will continue to turn a blind eye to the dangerous road conditions that are present currently. The single width road currently is grid locked during peak times (School and Work) and the traffic calming efforts are not sufficient. There have been numerous incidents since I have moved into the property since the 24/08/16 that I have seen vehicles collide with parked cars or collide with them as they pass each other. The parking in the area isn't designed for local residents and does nothing to aid them with parking outside of their homes as permit parking is not in place for residents, due to the local council not sanctioning it previously. Heavier works traffic that would be obviously necessary in order to deliver the housing projects would create further gridlock and pose an ever increasing significant risk to local residents and their families. The roads in this area are also in a poor state of repair the road formation has dropped all through Brook Road, because the natural fall of the land. Speaking to local residents it seems to be the norm in Epping for the roads to be potholed and in a poor state of repair. Whereas in neighbouring Theydon Bois the local roads are in an excellent state of repair.Redacted.... Due to this the road is forever deteriorating. The crossways road, I have physically seen the surface water drainage run as it approaches the main outfall into the stream via the culvert blown out due to insufficient design capacity. Installing new roads and increasing further surface flow will put more pressure on this natural outfall stream and poses more risk to the homes already established along Brook Road. Emergency vehicles can never navigate through Brook road with ease and being so close to local schools are being a key arterial route, this is a massive oversight when considering public safety. From local neighbours I also understand that the catchment areas for the schools are getting smaller and smaller. There is no plans so I'm told for new schools or public surgeries so how is this new proposal sustainable. My main concerns imminently are the infrastructure, a local surgery and parking arrangements as these are most relevant to my current life

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Name Gary

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2. Do you agree with the overall vision that the Draft Plan sets out for Epping Forest District?

Disagree

Please explain your choice in Question 2:

I disagree to this. The two locations I have listed previously on Ivy Chimneys road and Brook Road, do not have the infrastructure. You are also destroying one of the main reasons why people bought in the Brook Road vicinity and that was due to the open farmland and greenbelt.

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

Agree

Please explain your choice in Question 3:

I agree with this. Harlow is a new town and has a much better infrastructure that is more capable of safely dealing with greater weights in traffic. Increasing any of the housing in the local area will result in more vehicles parking outside our homes and even less spaces for residents due to people jumping on the Central Line station. Permit parking should have been put in place along time ago along Brook road.

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

Epping?

Yes

Buckhurst Hill?

No opinion

Loughton Broadway?

Yes

Chipping Ongar?

No opinion

Loughton High Road?

Yes

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

The high street can't expand any further due to being at its extremities in Epping already. An increase in population will improve the sales in the high street by default, but without a better infrastructure the high street will be even more so grid locked on a daily occurrence.

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

Please provide reasons for your view on Epping:

As detailed previously without significant and substantial Infrastructure improvements in terms of roads solely, the proposed sites will pose more significant risks to the health of local residents and their families. A development like this would drive current local residents away from the town which would be such a shame as Epping has a very "British" feel to it still and has its own significant history. New developments will dilute this character.

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

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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:

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

Strongly disagree

Please explain your choice in Question 7:

There is no detailed mention of the upgrades to these in the area Local to Brook Road.

8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this.

None other than: I feel that currently Epping residents are not being awarded with infrastructure improvements and improved quality of living, as their concerns over the traffic calming on Brook Road is continually ignored and the parking issues that is an everyday occurrence for the residents along Brook Road. The council taxes at Band C and high house prices is not awarded with acceptable council maintenance on its infrastructure. Again this will only be actioned when somebody unfortunately gets hurt or if there is a Police Incident due to a confrontation involving residents.

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

No

No
