

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

Stakeholder ID	1547	Name	Ian	Clark
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Date	25/11/2016
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### Letter or Email Response:

Dear ...REDACTED..., ...REDACTED... passed your contact details on to me, and I hope you don't mind me getting in touch. We recently became aware that Epping Forest District Council has published their Draft Local Plan for consultation which includes a proposal to 'amend' the Green Belt and Strategic Green Belt in Roydon, and specifically on the Kingsmead site designated as SR-0197 ...REDACTED.... The proposal suggests approximately 10 new houses be built in the grounds of Kingsmead House. We would like to see Kingsmead converted into residential accommodation as envisaged in the planning permission that was granted a couple of years ago to Hanover, but appears to have been allowed to lapse. However, we believe that additional housing construction on these sites will have an adverse impact on this section of the village. We are particularly concerned about: - Access: the main access to the site is via a drive that runs along ...REDACTED.... It is only wide enough for single lane traffic and pulls out onto a blind, busy bend, which is also fed by a T junction on the opposite side (where Low Hill Rd joins Epping Rd). I can attest to the difficulty of pulling out from this turn-in and cannot imagine how difficult and dangerous it will become if and when the volume of traffic increases. - Drainage: our buyers survey established that the drains that serve the properties in this part of the village have a history of flooding (Kingsmead Close has seen raw sewage in the street and back gardens). We are of the understanding that the drains are ill equipped to deal with the current level of usage let alone 15+ additional families. - Sprawl: putting aside the tree preservation order and the "Strategic" nature of the green belt, we believe that the village is in danger of being subsumed into Harlow and Nazeing as major developments take place along the Epping Road and on the land in between the Epping Road and Harlow. While we acknowledge the need for housing generally in these parts of London, we think it is a terrible shame given the wildlife and character of this area versus for example all of the decrepit brownfield space (nurseries and storage facilities) around Roydon & Nazeing that would benefit dramatically from renovation. I hope the Council will consider our comments when they debate and respond to the draft local plan and we would be grateful if you could instruct us as to how best to make our point of view heard. Yours Sincerely

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