

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

Stakeholder ID	4552	Name	Anthony Belgrave	Chigwell Parish Council
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Date	14/12/2016
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Letter or Email Response:

Dear Amanda, Please accept my apologies on behalf of Chigwell Parish Council for the submission of this response to the EFDC Draft Local Plan after the closure date. The Neighbourhood Plan Committee have been reviewing the responses to our own Chigwell Neighbourhood Plan Public consultation. It was decided that this would be concluded before communicating with EFDC. This correspondence seeks to convey the following concerns; 1. The decision to place 262 dwellings on the green open spaces within the Limes Farm estate and the land at Chigwell Convent is opposed by residents and Chigwell Parish Council. This is because such developments will result in a significant loss of visual amenity. 2. Specifically, there would be insufficient green space amenity available to residents of the Limes Farm estate in the aftermath of building 210 dwellings. This appears to be in direct contradiction of the EFDC Local Plan policy of providing sufficient green open space. Particularly in areas of high density population such as the Limes Farm area. As far as the Convent Land is concerned the impact of 53 dwellings immediately in front of a Grade 2 Listed building should not be encouraged. In addition it appears there are covenants preventing any further exits from the Limes Farm estate via Manor Road. 3. EFDC has failed to provide any information as to the traffic flow impact of building on these two sites, which are recognised as being major choke points during peak times of travel. It has also failed to consider the impact of a further 60 homes on the Chigwell Nursery site in tandem with the impact 63 homes currently being built on the Luxborough Lane site, and lastly the development of West Hatch School by a further two form entry expansion. It is clear to users of Manor Rd and Chigwell Road that the existing highway infrastructure in the south-west region of Epping Forest will be unable to cope. 4. The EFDC Draft Local Plan vision states; "...will meet a variety local housing needs predominately through small scale developments." The selection of the two aforementioned green open spaces for the vast majority of proposed development would appear to be in direct contradiction to this stated aim. This overt concentration of urban development within an existing settlement seems to disregard other possibilities as detailed in section (5.128) of the preferred approach. 5. The selection of employment sites close to West Hatch School does not appear to be possible given the school's current ownership and intended expansion plans. 6. The sale of the former Beis Shammai School, High Road site means that any residential use has now been lost. In conclusion the Parish Council believes that the solutions proposed by the EFDC Draft Local Plan for increased housing is mistaken and is clearly less preferred by Chigwell residents than the Chigwell Parish Council Neighbourhood Plan. Yours sincerely,Redacted....

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