

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

Stakeholder ID	3457	Name	L E	Stace
Method	Letter			
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Letter or Email Response:

Comments on the Proposed Local Plan In Particular SR-0071 Land at Stonards Hill approx. 115 dwellings Epping, Theydon Bois and North weald seem to have been allocated proportionally more housing than other areas of the district and virtually all of it on green belt land. I object in principle to so much additional housing on the following grounds:-

1. The green belt in this area is an important buffer between London and Harlow, it should only be built on in special circumstances and in respect of Epping not to expand the town in almost every direction.
2. It is unlikely that sufficient businesses will be created to provide employment for the increased population.
3. A significant proportion of the working occupants of the proposed dwellings are likely to commute, most of them to London. The roads are already very busy with queues of traffic at almost any time of day. To increase the capacity of roads towards London will mean taking over more forest land and add to the air pollution both locally and in London. The trains are already running to capacity, they may have some spare space at some times of the day when they leave Epping but once they have passed Debden they are usually full especially so in the rush hours. I understand Transport for London have no plans to increase the service on the Central line.
4. With regards to SR-0071 it is an area of land which has not been properly cultivated since the advent of BSE and many parts have been left totally uncultivated. This has encouraged much wild life, from moths and butterflies to bats, pheasants and deer. The means of access is shown as the existing lane off Kendal avenue (although it is said to be 'Land at Stonards Hill' it is actually adjacent to Kendal Avenue) this lane is narrow and to enlarge it to become the means of access to a large housing site would mean taking land from the front gardens of the houses in the lane and removing the listed lime trees which line the lane. Furthermore because of the fact that it is on a hill side vehicular access into the existing properties would become virtually impossible in some instances
5. With regards to the proposals to build on car parks. This seems a good idea providing that the result does not reduce the number of car parking space available to the public. It should be designed to provide more because the increased population will need more.
6. There is no mention of the St John's site, surely this is an area where high density housing could be built. It would be a sin to build low rise structures in particular single story buildings on this central site. Dwellings and offices can be built over supermarkets and shops (Epping Sports Club, Lower Bury Lane)

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