

EPPING NEIGHBOURHOOD PLAN

CONSULTATION JUNE / JULY 2018

Annex D

While Epping Forest District Council is preparing a plan for the whole district, here in Epping, the Town Council's Neighbourhood Planning Advisory Committee is preparing a Neighbourhood Plan with more details just for this area*. Without these plans developers will be able to seek planning permission in and around the town with a presumption in favour of development.

If approved the Plans will direct development to selected sites and safeguard other areas. Work to draft this Neighbourhood Plan has been based on local views from 2016 but now we need to see if the proposals reflect local people's preferences. Across the country each area has to plan for local housing needs; the original target of 1600 new homes in Epping has been reduced to 1300, this plan sets out where these new homes could go. It also seeks new roads to ease congestion and new car parks for residents, visitors and commuters while protecting as much of the Green Belt as possible. A map (next page) shows the main proposals and a full version of the Plan is available at www.eppingtowncouncil.gov.uk.

Please take a few moments and give us your answers to the questions below and on the back. Please continue on an additional sheet if you need more space. For additional copies please contact info@eppingtowncouncil.gov.uk

1. The Vision is for a community proud of its quality of life, which retains its market-town character and strong links to Epping Forest, with a vibrant town centre, but acknowledging the need for proportionate new homes and facilities within a Green Belt setting. **Do you agree with the Vision which guides the Neighbourhood Plan?**

YES NO (if No please add some comments)

2. Growth & Development - new growth is being promoted by government and the District Council. To shape new development over the next 15 years, the Neighbourhood Plan shows sites in and around the town centre with a major expansion at South Epping. Although this means the loss of Green Belt between the town and the M25, this was chosen as meeting the target for housing growth in one location to trigger vital infrastructure. **Do you agree with this pattern of new development for the future?**

YES NO (if No please add some comments)

3. Protecting the Forest, Green Belt and open spaces - the Plan includes protection for the Forest and the Green Belt, plus three areas to be designated as Local Green Space; Lower Swaines, Stonards Hill and Coopersale cricket ground, and 'wildlife corridors, on the eastern and western sides of Epping. **Do you agree with these proposals to protect green and open spaces?**

YES NO (if No please add some comments)

4. Facilities - In order to maintain services and facilities, the Plan proposes a new sports centre and health hub when the St Margaret's site is redeveloped (after the expansion of the hospital at Harlow), keeping the town centre library and a new town council facility and cinema as part of the St John's development. The South Epping development will include a new school, shops and GP surgery. **Will these facilities be sufficient for Epping in future?**

YES NO (if No please add some comments)

5. Transport & Parking – traffic congestion and car parking are already problems for local people. It is difficult to widen roads to relieve traffic pressures without eroding the Forest and degrading the quality of the area. The Neighbourhood Plan includes new roads to serve South Epping (including a new railway crossing), major changes to Epping station, five new car parks including a multi-storey to serve the town centre, road junction and traffic management improvements, 20mph limit near schools and retaining options in future to extend the Central Line and a park-and-ride scheme for commuters. **Is this package of improvements enough to keep Epping moving?**

YES NO (if No please add some comments)

6. Town Centre – the Plan has proposals to protect the main shopping area, new shops and facilities at St John's, a new multi-storey car park at Cottis Lane, the possibility of a hotel and joining the town centre conservation areas. **With the regular market and other events are these measures enough to maintain the attractiveness of the town centre to shoppers and visitors?**

YES NO (if No please add some comments)

7. Tourism – the Plan is to increase tourism as Epping is surrounded by forest and midway between London and Cambridge. There's good motorways, rail and airport connections, so the Plan includes proposals to attract more visitors and tourists, with a new hotel, improved footpath and cyclepaths from the town centre into the Forest with signs and information about the attractions in the area. **Do you support these proposals to increase visitor numbers?**

YES NO (if No please add some comments)

8. Employment – Because of the layout of the town there is no opportunity for new employment buildings such as on the outskirts of Loughton. Rather than lose more Green Belt or Forest land the employment opportunities will remain limited to the existing offices, hospitality and retail in the town centre, or work in surrounding areas and into London, Harlow or beyond. **Do you agree with this approach to employment in Epping?**

YES NO (if No please add some comments)

9. Residential Amenity – The Plan seeks to shape new developments and maintain a balance of housing types in the area. It contains policies to protect areas of bungalows, to avoid poor design, and to oppose the construction of basements and conversion of garages when it creates overdevelopment of a site. Being close to London means that pressures on new and existing homes could exclude other housing types for older or young people, and more affordable housing. **Do you agree with this mix of policies?**

YES NO (if No please add some comments)

10. Heritage – The listed buildings and conservation areas are important in protecting the appearance and character of the parish. The Neighbourhood Plan proposes to link the two town centre conservation areas to ensure that future changes in this area reflect the character of the town centre. Buildings of Townscape Merit will be given additional protection and the Town Council will work with other authorities to improve the public realm in the town centre. **Will this approach be enough to protect the parish's heritage?**

YES NO (if No please add some comments)

11. Sustainability – The Neighbourhood Plan has proposals for new development to reduce carbon emissions, install electric car-charging points, maximising energy efficiency and incorporating sustainable drainage. **Do you agree with these measures for new development in Epping?**

YES NO (if No please add some comments)

12. About you** – How many of each age group in your household?









Under 18 19-40 41-65 65+

What is the name of your road?

Thank you for completing this form. Please return it to Epping Town Council, Epping Hall, St Johns Road, Epping CM16 5JU or put in the collection boxes provided at various locations in the town. All consultation forms completed by 31st July will be entered into a prize draw to win a £20 gift voucher.

EPPING TOWN NEIGHBOURHOOD PLAN MAIN PROPOSALS

Legend

-  Residential Site Allocation
-  Employment Site Allocation
-  Proposed Wildlife Corridor
-  Masterplan Area
-  Green Belt Boundary
-  Proposed Greenway
-  New Car Park
-  Local Green Space

