

## SUBGROUPS QUALITATIVE RESPONSES FOLLOWING CONSULTATION

### EPPING NEIGHBOURHOOD PLAN ANALYSIS OF PUBLIC CONSULTATION ON Vision, Growth & Development, Sustainability

#### Consultation Statement **Annex E**

Advisory Committee Sub-Groups formed to consider the public’s responses and produced reports under the main plan topics. Each report shows the topics, the issues raised, the volume for each, with a short summary and it identifies the main themes impacting changes to the draft Plan.

The questionnaire outlined a Vision 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

#### Summary

- Responses to the Vision were mixed, some in support provided growth came with facilities and improved infrastructure, some opposed in favour of keeping the small market-town character,
- There was strong support for safeguarding the green belt and opposition to building on green belt land around Epping
- Some felt the scale of growth represented over-development, with more congestion and traffic, the South Epping development raising a number of concerns
- Comments regarding ‘sustainability’ focused on improving drainage and traffic congestion / pollution.

#### How responses influenced draft policies

- The scale of development proposals for Epping needed reviewing
- This process needed to take into account road infrastructure, facilities and the market-town character of the area

TOPIC	ANSWERS	YES - AGREE PLAN	NO – DISAGREE WITH PLAN	ISSUE
<b>Vision</b>				
Growth	14		14	No, lack of infrastructure for new homes
Support for Vision	16	8	8	Yes, but needs infrastructure / facilities / road improvements / do infrastructure first
Market town character	Frequent additional			Protect market town character /

	mention in many responses			development threatens market town character
Keep our town as it is	5		5	"Epping is a small market town – that is its beauty"
	2			Keep High Street rents reasonable / rents too high
	3			Resinstate police station
	1			Concern about closed shops on High Street and mediocre restaurants
	1			Epping Market should be kept
	1		1	Vision inconsistent with NPPF paras 79, 80 and 87
Green Belt	58	40	18	Green Belt should be safeguarded / Oppose building on green belt round Epping
	1		1	Opposes destroying any area of forest land
Housing	1		1	Opposes social housing
	3	3		Need affordable housing
	1		1	Should plan town and infrastructure on a large scale eg Harlow and Gilston
Anti Social Behaviour	1		1	Concerned about ASB
Traffic concerns	16	12	4	"Epping will no longer be a quiet market town"
	1		1	open up central line and make use of land at North Weald and Ongar
<b>Growth &amp; Development</b>				

Growth Plans	19		19	Overdevelopment of Epping
	7			Too many houses in one area
	3		3	Use more brownfield sites
	1		1	Use Tesco for housing and move Tesco to another location
	1		1	Proposals to build on car parks and sports centre are incorrect
	1			New housing will be too expensive for most people
	1		1	St John's Road site should be residential with no loss to the Green Belt
South Epping  South Epping is wrong location for development:	12		12	"Poor site choice as noise and pollution will harm new residents and too dense"
South Epping is wrong location for development:	12		12	"Poor site choice as noise and pollution will harm new residents and too dense"
Agree with the South Epping development	3	3		"If new housing has to be in Epping this is the best area"
Too many houses planned for S Epping development	5	5		
Access to South Epping sites is a problem / will cause congestion	4			
Unrealistic to expect people to	3			

cycle from South Epping				
Agree to keep new development in one location	1		1	
Housing too close to motorway	7			
Lack of new employment facilities means proposed development is too large	1			
Danger of merging into London	2			
Insufficient doctors surgeries	2			
No facilities for country pursuits in the plan	1			
Protect existing residential sites	1			
<b>Sustainability</b>				
New Homes	3			This should be done anyway – not used to justify new houses
	3		3	Can do more Not as important as quality of life
	5			New houses will increase carbon emissions
	3	3		Generally supportive of green issues
	1		1	No real need for sustainability measures
	1		1	Can't keep Epping green and have lots more houses, cars and pollution
	5			Need more sustainable drainage (Centre Drive, Brook Road and Stewards

				Green Road all mentioned) Sewage also mentioned by 1 person
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The following each received one comment:

- Do not cut proposed wildlife corridor between Epping and Coopersale
- Energy efficient homes, solar panels grey water harvesting and more trees are important
- No of new homes makes sustainability impossible
- New houses will increase traffic jams
- What about solar panels?
- Get royal status: royal town of Epping Forest

Sustainable Transport Concerns	2		2	More parking needed
	3			Concerned about pollution from motorway
	3			Increased traffic means more emissions / pollution
	3			Choosing the South Epping site will increase car use compared to other potential locations
	1			Need better transport links rather than electric points
	5			Concern about cost of electric cars / Electric car charging points not a priority
	2			Consider a bypass –
	2			Don't forget bus routes – not everyone drives a car
	2			Make town walkable / rideable - Better footpaths and cycle lanes needed

	3			Provide park and ride
	2			Better cycling routes / facilities

The following each received one comment:

- Car sharing
- Improve and extend waterways
- Most properties will still need 2+ parking spaces
- More motorways would mean more emissions
- Road network at capacity
- What % of new families will have electric cars? What % of new families will have electric cars?