

SUBGROUPS QUALITATIVE RESPONSES FOLLOWING CONSULTATION

EPPING NEIGHBOURHOOD PLAN ANALYSIS OF PUBLIC CONSULTATION ON Heritage

Consultation Statement **Annex K**

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 proposals to link the two town centre conservation areas to ensure that future changes in this area reflect the character of the town centre, additional protection for Buildings of Townscape Merit, and work to improve the public realm in the town centre.

Will this approach be enough to protect the parish's heritage?

Summary The responses receiving most comments were

- Overwhelmingly based around concern that the character, heritage, appearance and the Market Town 'feel' were being lost
- strong concerns over the lack of protection for buildings lost to redevelopment in recent years, the potential for further loss of the town's character from inappropriate developments and over-development.
- Support for the plan's policies but couched in terms of fears that they may not be sufficient.
- The South Epping proposals were over-development and un-balanced,

How responses influenced draft policies

- Policies and proposals which support the town's character/heritage,
- Review the option for multi-storey car parks,
- To seek transport infrastructure improvements ahead of development
- Review the conservation areas proposals to protect appearance and character of Epping, the listed buildings, inclusion of trees
- Measures to ensure Epping's character is retained including concerns over current and future levels of congestion

Major concerns over the TOPIC	ANSWERS	YES - AGREE PLAN	NO – DISAGREE WITH PLAN	ISSUE
Is the N Plan approach enough to protect the parish's heritage?				
Positive support	16	16		I really hope so! / hopefully / very much hope this will happen / essential
	8	8		This will help / it's a start / probably / maybe / must be actively enforced / very good start, but must be enshrined in law else it can be removed the more

				development is proposed / will help, and will need funding, not sure the EFDC planning department has the means or ability to achieve this
Negative	3		3	Whatever / doubt it / this is rubbish, it never happens. It's all talk, once the ball rolls there is no control
	6		6	Epping RIP / absolutely not / already proposing to remove much that makes Epping what it is / you will already have destroyed it / will take more than this to protect Epping's heritage, seem to be becoming a mini Harlow with these plans / heritage as people know it will be gone
	1		1	Not sure I agree with conservation areas as protects the good and the bad
No opinion	4			Only time will tell / can't predict / who knows? No good asking a layman a question that needs another analysis and professional judgement
	1	1		Should be done anyway – not just as justification for building houses
Conservation & Listed Buildings	6	6		Keep Epping as it is now / There should be minimal to no changes in the conservation areas / conservation areas should be extended to protect appearance and character of Epping / listed buildings is good, need to protect the trees as well / conservations areas must be extended beyond the high street town centre to ensure Epping's character is retained / trees are as important as the listed buildings and would like to see them have the same protection and conservation status
	6		6	Heritage is more than just a building / part of the heritage of the area is the countryside (which is being built on!) / our heritage is green and pleasant and spacious, and it's gone / much greater protections should be given to wildlife, open spaces and public footpaths
	5	5		Heritage is important / vitally important to Epping to retain market town appeal / concerns about heritage of the town and surrounding area will soon disappoint / heritage goes beyond the town centre. Proposals will certainly go someway to protecting the centre, but maybe

				considerations to go beyond the centre should also be recognised
Concern over demolition and unsympathetic new builds	6		6	Already showed two local public houses to be demolished, one of which was of historic interest / 'Half Moon' demolished and replaced with overpowering high-rise flats / redevelopment of 'Half Moon' and 'Spotted Dog' should have been stopped, assume the same will happen to 'Duke of Wellington' and all the places of character in the Town will be gone / protection of the southern approach to Epping is too late, ruined by the Half Moon development / Address the ridiculous number of flats being built, does not seem right to demolish perfectly good family homes and replace with flats just to satisfy greed of developers, Epping needs houses and bungalows / Epping is being flat packed with tall ugly buildings with very little parking provided (Half Moon and Star Lane)
	6		6	Sensible planning applications are urgently required to stop over build / planners should stop property developers buying up old properties and knocking them down to build flats and retirement homes / unscrupulous developers are stopped / planning inspectors to uphold appeals against unsuitable conversions and developments / must protect existing houses being swallowed by developers, knocked down and replaces with flats or poorly designed houses, as this has happened a lot in Kendal Av. / any development of the Water Tower and old Gates Garage site will need to be under careful scrutiny
	1		1	Cannot accept this as it stands – the locally listed and townscape buildings should be actively surveyed with a view to full listed status. It is unclear how much protection can be added to the extreme regime given the fate of Pearce's bakery and the Half Moon Pub (both were locally listed). Without full protection, buildings such as Barclays, the Methodist Church and the St John's site remain at risk. I applaud the aspiration to persevere our built heritage
South Epping	4		4	The parish heritage will be ruined by the Town Council if it builds all their additional

				houses / volume in new houses will impact the heritage in the town / listed buildings and conservation areas will get the same protection as the greenbelt land did – when it suits you, you will destroy it / more protection is required in South Epping
	3		3	SE masterplan development will reflect the character of the area. The site has a grade 2 listed farm and buildings within it. The density of the housing required to meet housing targets will likely lead to many flats being built / The SE masterplan totally alters the balance of the town. It is not a rounded plan; much more shoved in / masterplan contradicts this
	1		1	South Epping development excludes the young and the old, stacks of disproportion
	1		1	Need to avoid a “hard edge” if there are large buildings just outside the conservation area
Traffic	3		3	Reducing congestion in the high street would improve the area / Epping has one main road to connect the M11, M25 and into London. Clearly it can’t cope with more traffic, it’s a nightmare now / new development at St Johns including a cinema could potentially ruin the town centre and cause congestion
	2		2	Multi storey car parks should not be allowed, they are eye-sores. Likewise, the train station should keep its character and attractiveness, and should not be developed into a residential development / multi storey car parks, increased housing and wider roads will have already destroyed the Parish’s heritage
	1			Speed bumps required on St John’s Road
	1		1	Climactic changes – if link sites will create further problems
Green Belt	2	2		We need to protect the look and identity of the town / need to protect the green belt
	1		1	I thought I lived in the greenbelt, protected so there is no prospect of protecting parish heritage unless it suits the local council at the time
	2		2	TC have to be strong & protect the town, green areas, listed buildings from developers / TC must take an aggressive and draconian stance towards this

				proposal discretion of Epping; there are sufficient brownfield sites in the country for planners to wreak havoc upon
	2		2	If you are already building on the greenbelt, in time it will move on to other areas / once these monstrous proposals are made a reality I'm sure it will just continue, and nothing will be safe
	1		1	Concerned that the proposals will not be sufficient to prevent widescale changes to the environment
Character	6		6	Any houses to be developed between & near these sites could be sympathetically designed with faux period features / the new houses to be built should be traditional and in keeping with the market town; ergo expanding Epping, not spoiling Epping / new developments need to be in keeping with the character and attractiveness of the town / character buildings cannot be overpowered by new additions and multi-storey car parks / new never sits well with old; it looks like it has been built as an afterthought. I can't see the council agreeing to the 'old-style' architecture to be in keeping with the area, but if so, that would be more agreeable / cannot swamp the town with out of character developments
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				South Epping. Listed buildings and conservation areas in South Epping will be lost / town is likely to be ruined by overdevelopment / the visual impact of the development alone is detrimental to the heritage now and for the future. To protect the heritage, character of Epping, no new development at the scale considered
	5		5	No more buildings in the conservation area should be turned into flats / new homes do not fit with the heritage of Epping – particularly flat blocks / inappropriate housing has already been allowed in the high street / far too much damage has been done, large houses have had land sold and grinding out of poor-quality houses / no more destructions of good quality family homes to be replaced with small, expensive flats
	5		5	It clearly doesn't work – look at the Old Courthouse, Police Station next, the Post Office? This is every week / What heritage? What buildings of merit do we have? Most have been demolished by developers (with the help of the council planning department) / Given its current policy to allow developers to knock down listed or conservation area buildings & put up monstrosities, I'm not sure this policy will have any effect. Any new building in Epping needs to be in keeping with a heritage and market town. / already buildings are being lost for housing (e.g. Half Moon Pub; Magistrates Court; Police Station) / Too much has been lost already (Pearce's Bakery site and the Magistrates Court buildings for example)
	5		5	It also needs shops, the market and other facilities to be able to afford the rent and council tax to keep the area vibrant. It is not just buildings / adopt the shop signage design for all high street shops using the 'Coles' and 'Churches' as a template / the amount of advertising sandwich boards that proliferate on the pavements has got out of hand. Removing them all would not prejudice any business and make the footway safe for all / no more eyesores in the High Street. What is meant by "buildings of townscape merit" and "public

				realm"? / who thought the hideous council building in Epping is a 'character building'
	1		1	Council tax suddenly makes heritage buildings less attractive as modern sales areas are expensive to adapt to fit. The market needs to be protected as it is a major part of the local character
	2		2	The parish heritage is commercial. Allow taller buildings on the High St. Encourage redevelopment of ugly buildings / improve existing heritage buildings
	1		1	Parish's heritage is quite safe, there is no need to protect it. Left without interference the town will generate its own character
	2		2	Old Epping names should be maintained; 'Half Moon Court' not 'Revival Court' / no more 'revival' type buildings on the main thoroughfare through the town
	8		8	Heritage will get lost amidst everything being added / there will be no character left / new development will destroy character of Epping / listed buildings, heritage, and character of the parish are all irrelevant if stuck in the middle of a housing estate / a cinema and multi-storey car park is not in line with Epping's feel and heritage
	1		1	Have lived here for 40 years & the town has lost much of its character and has changed dramatically. Further development will only encourage this / excessive development outside the town centre affects the overall character of the area / there will be no character left with your proposals, just another sole less town / Epping was a very interesting and historical town, but a lot of its character has been lost over the past few years
			1	No need to link the two areas if you reduce the planned\proposed development
Tourism	2	2		Heritage will be a part of the draw in attracting tourism / again quaint has more power for tourism. Tourism brings in money from people who visit, then return to enjoy the area, paying money again and again
Questionnaire Layout			3	You have not marked these on your poor map – could not access map online. Map & form very poor! / I think so, it is hard to

				understand what this means without examples. Conservations are not listed on the map / poorly worded question

The following each received one comment:

- Where is the plaque for the 'Tour de France' finish line from 2013
- Ambience and character is ruined by noise nuisance. The persistent and very frequent over flying of the residential area of the town and greens by North Weald Flight Schools – repeated circuits in low flying aircrafts – is a noise and environmental problem. Frequency and noise and all other air movements from N/W are fine
- If NP is implemented, it needs a redesign of the overall area and some heritage will need to be altered
- In the last 10 years, houses have been built everywhere. Delivering nearly twice as many new homes, demolished social housing estates are there before
- The ability to protect heritage should be balanced with community needs, not add years of delay whilst a use is found for some old, dilapidated, expensive to renovate and maintain a building like the Centre Point building on St Johns Road.