

## **Epping Forest District Council: Examination of the District Local Plan, 2011-2033**

### **19STAT0030 Roydon Parish Council**

Thursday 21<sup>st</sup> March 2019. Matter 8: Garden Town Communities

#### Issue 1:

Whilst the four garden town communities (including Gilston) are being promoted as one entity, geographically they are not and it seems very unlikely that they will have any relationship with each other. This matters when it comes to facilities; which area will have a GP surgery, school etc., and there is no new transport infrastructure proposed linking the separate areas.

Roydon Parish Council has always been concerned that whilst geographically in three of the garden towns are located in Epping Forest District, they are, in fact extensions of Harlow and will have more in common with the town.

#### Issue 4:

The development of site SP 5.2 as shown [at Map 2.3] would be contrary to the purposes of the Green Belt because it would allow unrestricted sprawl of a large built-up area and fail to prevent the coalescence of village settlements with the town of Harlow. The Broadley Common and Old House Lane hamlets have their own unique character which would be adversely affected by these proposals. The mapping shows no green space/green belt gap separating existing linear hamlet development from the new proposed development areas. In fact in one part of Broadley Common the new development area is shown as coming through the middle of the village, suggesting that this is planned as an exit route from the new development. And further along towards the east, development comes up to the B181 road boundary. This will create an 'awkward' joining of new and old development as you travel along the road (even if this development too is linear). Broadley Common is a hamlet of around 80 houses, Old House Lane considerably less – both need a green space buffer/wedge.

Development of the Water Lane area for housing will result in increased traffic movements particularly along the B181. There is nothing to indicate that this road will be upgraded just an assumption that travel will be inwards from the new development towards Harlow and the new M11 junction. The B181 is a rural, heavily used road which takes non-motorway traffic towards Epping and London Underground central line stations and is likely to see an increase in usage.

There is already employment land at Water Lane (glasshouses and high quality agricultural land) which supports UK food production so allocating land for employment seems unnecessary when it is already there.

Old House Lane is a minor road would not cope with any more traffic and there are additional concerns that Roydon village could be used as a cut through for traffic travelling between Essex and Hertfordshire particularly as it is located between the various development areas to the west and north of Harlow.