

HARLOW ALLIANCE PARTY

Preserving our heritage, promoting our future



Ms Louise Phillips MA MSc MRTPI
Planning Inspector
Epping Forest District Council Local Plan Examination

7 June 2019

Dear Madam

I write in response to Louise St Johns email dated 27 May and your decision to allow further written submissions in respect of ED33, ED34, ED34A, ED35 and ED35A.

I would advise you that in the absence of either Epping Forest DC (EFDC) or Harlow DC (HDC) keeping residents of Harlow informed about what is being planned for the future of our town, The Harlow Alliance Party have continued to campaign on this issue since our original submission to you. It is clear that a growing number of residents share the concerns expressed by our Party, demonstrated by the fact that hundreds of residents have turned up at our public meetings and voted for us even though we have only been around for the last 18 months.

The huge number of new documents and alterations to existing documents submitted during the Examination period at EFDC and HDC (and in some cases in Harlow, after the Examination was concluded) only serve to highlight the issues which we presented to you in our first submission.

During the course of the Examination, EFDC confirmed that they did not carry out any consultation with residents in Harlow, despite the large scale housing developments on Harlow's boundary. Some of the plans for new infrastructure identified in ED 34 and ED 35 to accommodate residents who will live in the new areas around Harlow are essential to the Plan's success and in respect of the sustainable transport corridors, run like a spiders web across Harlow. To date neither Council have advised residents of these plans let alone consulted with them. It is clear from our meetings and discussing this on the doorstep that many residents are unhappy at the loss of open spaces in the town, the prospect of our roads becoming even more congested and fear that many of the infrastructure proposals are at best aspirational. As examples of this, I explained at the Examination, the information in ED34 SF9 about the future of the libraries in Harlow is completely out of date, ECC announced some months ago that they intend to close 3 libraries unless other organisations can be found to fund them to keep them open. They have clearly stated that the prospect of thousands of new residents living in the area will not affect the decision to close these libraries. At ED ES1 it is suggested that an emergency services hub will be created, however, having made a request for information of the Fire and Emergency Service last year, which serves a large area of Harlow East Herts and Epping I was informed that the Fire Service have no intention of moving from their present location in the foreseeable future.


I explained at the Examination on 23 May that prior to the commencement of the Harlow Examination HDC produced lists called "Housing Commitments" and "Local Plan Allocations" which gave details of the number of homes that would be completed by the end of the LP period. This showed that 1664 extra homes would be completed. The "uplift" to the Housing Supply over the plan period of 14% was said to be the 4th highest in the Country. EFDC failed to say whether they have such information available. From our experience of previous planning applications we

believe the numbers in the EFDC area will be much higher than Harlow's. In view of the lack of response from EFDC, we have made a formal request to them to supply these two lists. You will recall that the developer of Latton Priory stated at the Examination that they now expect to construct 450 more homes on the site than what they originally planned, this mirrors what has already happened at the Gilden Way development in Harlow where one of the developers has asked permission to build 160 homes more than the original planning consent.

The outcome of any uplift means that virtually every figure produced in respect of the infrastructure needs will need readdressing. Hundreds, indeed probably thousands of extra school places will be needed, figures for traffic flows at road junctions will be flawed, roads that may be near capacity will certainly become so, doctors surgeries will simply not be able to cope with so many extra patients. The towns hospital, which already has one of the worst waiting times in A&E in the country will still be at over capacity even if it is relocated. The views expressed by representatives of numerous organisations on 23 May views were very similar in nature. That is, that a significant increase in the infrastructure proposals are needed to mitigate the effect of building thousands more homes in an area in which Epping Forest needs to be protected and origins of Harlow's design are not compromised.

HAP have always believed that the EFDC Local Plan as it stands is simply not sound and from what we have heard and seen of the plans for Harlow and Harlow and Gilston Garden Town we are even more convinced that this is the case. In the not to distant past preliminary work was undertaken by Epping DC, Harlow DC and East Herts DC to create a joint Local Authority. It is clear that had this been successful then one plan would have provided a comprehensive way forward for the whole area, using amongst other things a comprehensive consultation method for all residents, one set of consultants, one set of legal advisors and one officer working group.

Lastly, we learn of a Public Enquiry to be held at Latton Bush in Harlow on the 11th and 12th June commencing at 10.00am. This is conducted to examine the proposals for Junction 7A of the M11. The documents submitted for the enquiry are attached to the notification. They have data on traffic flow scenarios that do not reflect the effects of the Local Plan traffic flows as the Local Plans for Harlow and Epping have not been adopted. If the correct traffic flows were taken into account perhaps different options would be adopted to connect traffic from the development proposed.

Yours faithfully,


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