



NEIGHBOURHOOD PLAN ADVISORY COMMITTEE
ISSUES FROM EARLY ENGAGEMENT CONSULTATION
2015



Further to the Neighbourhood Plan Advisory Committee Meeting on 24th November 2015, the following broad issues are presented for consideration.

The information is presented in two sections.

- **Section One** presents the information as received from respondents and purely on the numerical basis of an issue scoring more than 10 responses, as requested at NPAC 24.11.15. These responses have not been collated.
- **Section Two** presents the information condensed into broad issue areas, with the breakdown of what responses have gone into which area in Appendix 1.

In order to be absolutely clear about what descriptive words are used for issue areas, a short glossary is included at the end of this document.

SECTION ONE

Number of individual early engagement responses – 136

Question 1 What is good about Epping?

46	Public transport to London
28	Community
24	Forest
23	Market
18	Friendly
13	Surrounded by countryside
11	Countryside
11	Generally like
11	Not too big
11	Shops

Question 2 What is bad about Epping?

37	Local traffic
36	Local parking
16	Policing
15	Too many eateries
14	Buses
11	Bungalows being made into houses

Question 3 What makes a neighbourhood good to live and work in?

25	Community
14	Access to facilities
14	Good neighbours
12	Clean

Question 4 What pressures affect the area now or may do in the future?

20	Greenbelt protection
18	Local traffic
17	Access to GPs/medical
15	Local parking
14	Over development
11	New housing infrastructure

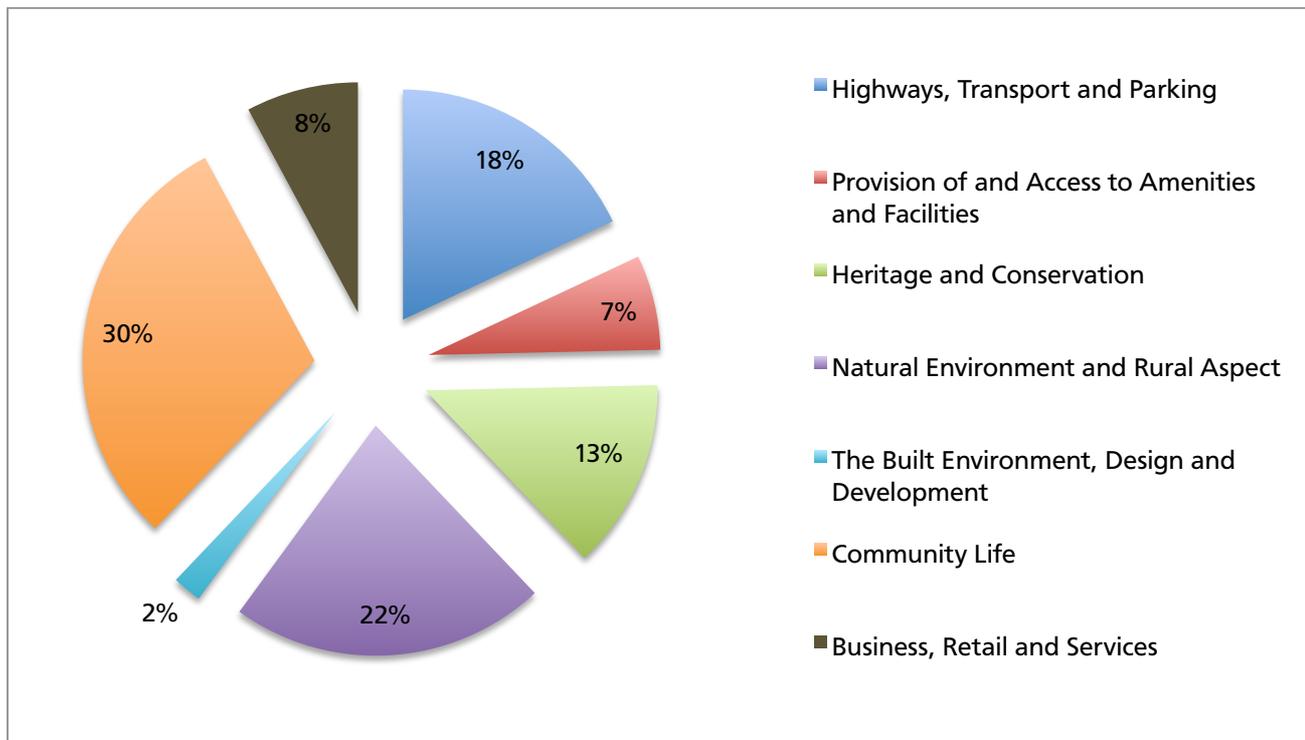
Question 5 What needs to change?

16	Independent shops
15	Local parking
10	Swimming pool

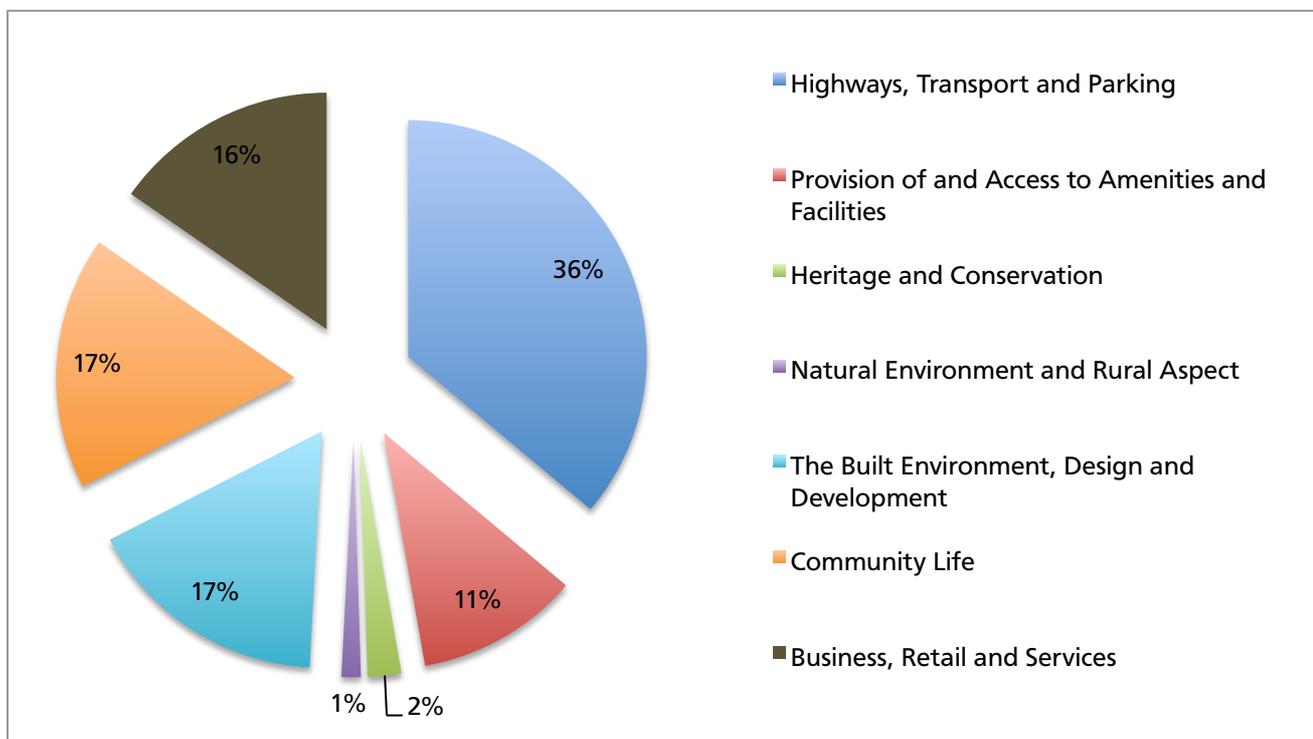
SECTION TWO (responses collated into issue areas)

Number of individual early engagement responses – 136

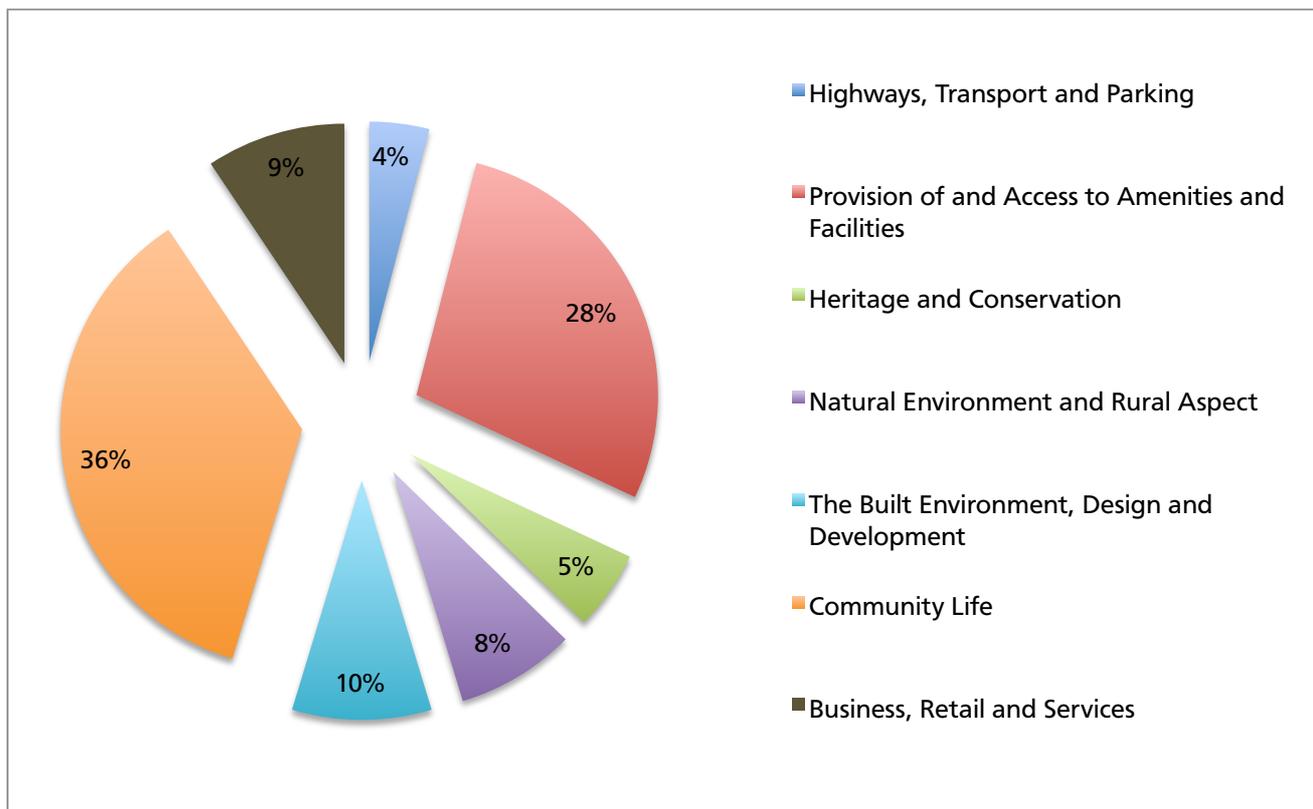
Question 1: What is good about Epping?



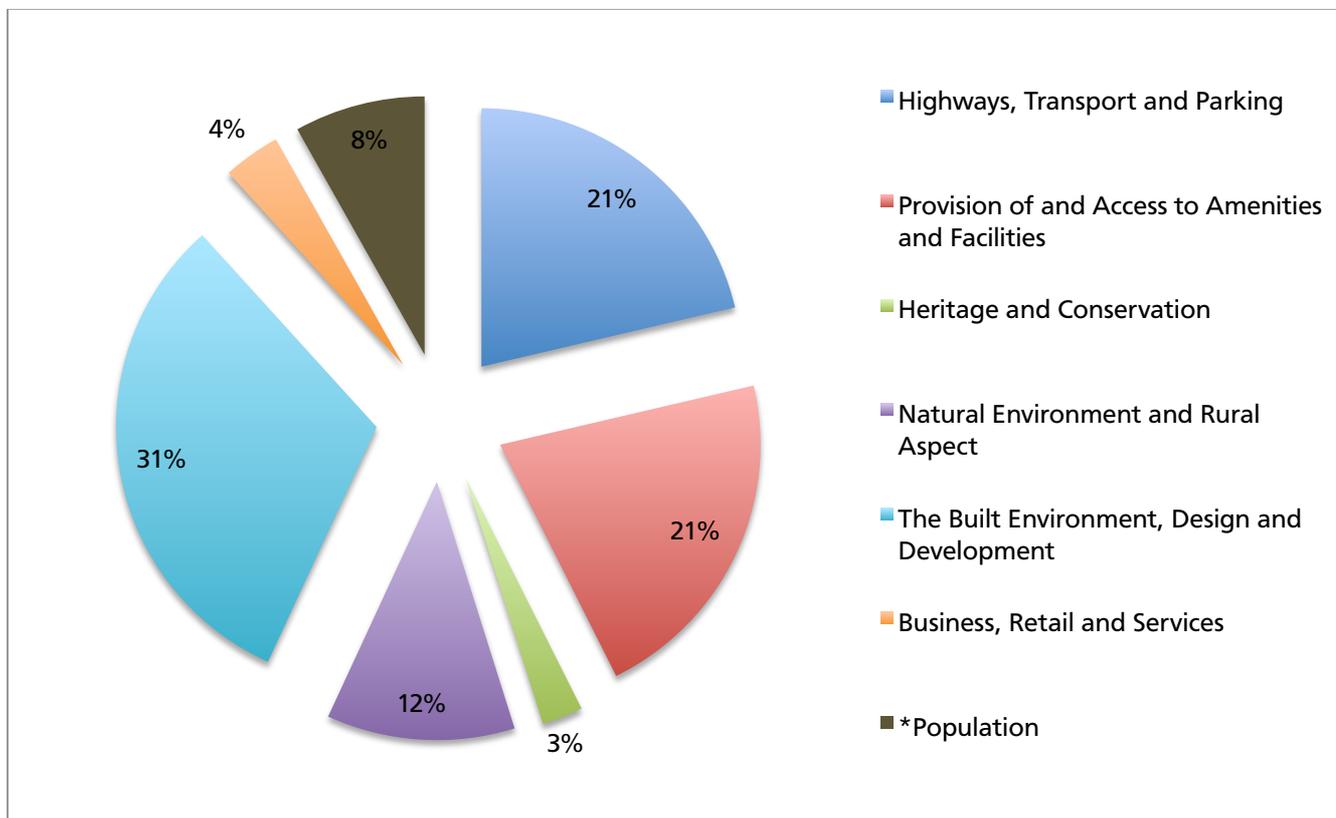
Question 2: What is bad about Epping?



Question 3: What makes a neighbourhood good to live and work in?

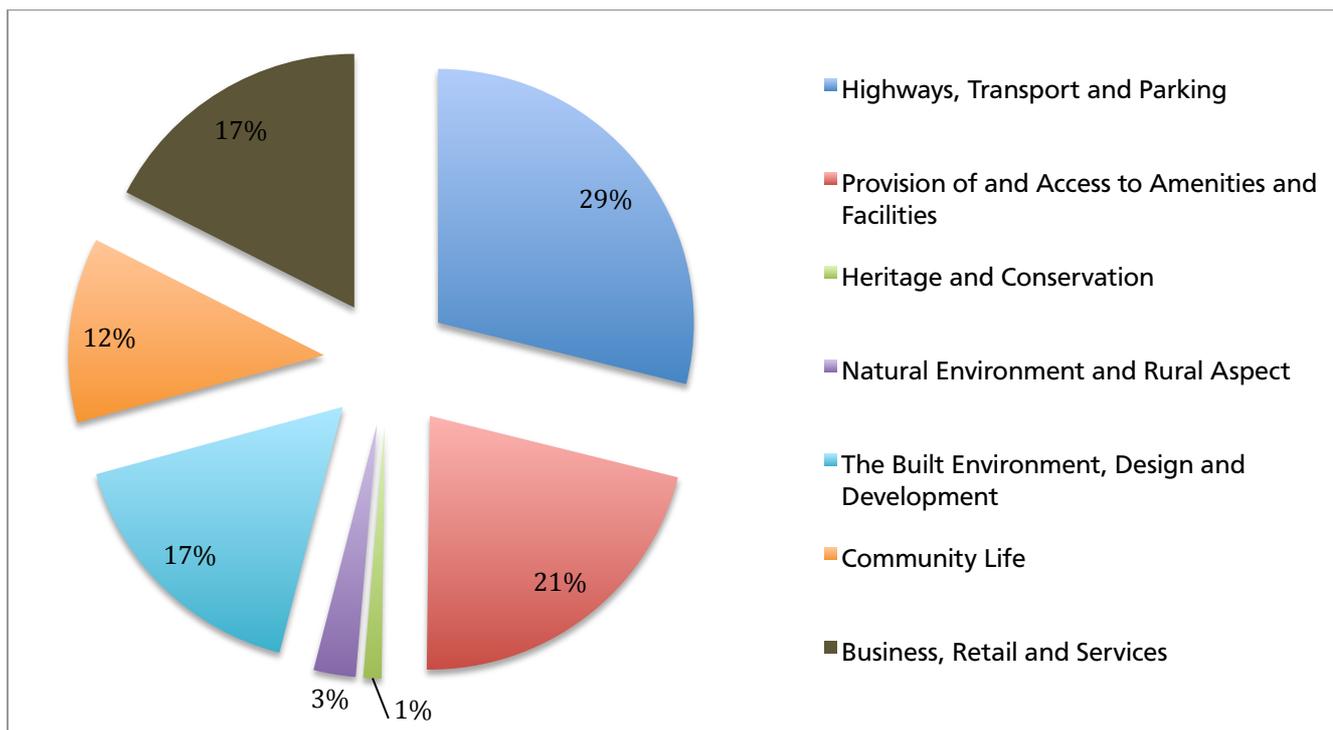


Question 4: What pressures may affect the area now, or, may affect it in the future?



*Under this question there were no responses classified as being about community life, but there were concerns expressed about population.

Question 5: What needs to change?



Tabulated in percentages

Topic	Q1 What is good about Epping?	Q2 What is bad about Epping?	Q3 What makes a neighbourhood good to live and work in?	Q4 What pressures may affect the area now, or may affect it in the future?	Q5 What needs to Change
Highways, Transport and Parking	18%	36%	4%	21%	29%
Provision of and Access to Amenities and Facilities	7%	11%	28%	21%	21%
Heritage and Conservation	13%	2%	5%	3%	1%
Natural Environment and Rural Aspect	22%	1%	8%	12%	3%
The Built Environment, Design and Development	2%	17%	10%	31%	17%
Community Life	30%	17%	36%	0	12%
Business, Retail and Services	8%	16%	9%	4%	17%
Population	0	0	0	8%	0

SUMMARY

Question 1: What is good about Epping?

Looking at the percentage responses in the context of the question asked, it is clear that residents responding to this question value the sense of community, the location of Epping surrounded by greenery and its heritage as a market town. They are less happy with transport and parking in its broadest sense, facilities and amenities did not come out well, business retail and services also scored low, and the lowest score of all was the built environment – although the sense of value placed on Epping in terms of heritage, natural environment and community may account for this.

Question 2: What is bad about Epping?

Looking at the percentage responses in the context of the question asked, it is clear that residents responding to this question, feel the worst thing about Epping is transport and parking in its broadest sense. Community, business and retail and the built environment showed up as the next negatively perceived area, although much lower scores than transport and parking. Amenities and facilities scored low, and heritage and natural environment barely scored at all – this reflects the sense of value placed on them as evidenced in question one.

Question 3: What makes a neighbourhood good to live and work in?

Looking at the percentage responses in the context of the question asked, it is clear that residents responding to this question felt the highest attractions to a neighbourhood are the sense of community and the provision of, and access to, amenities and facilities. The other topics are fairly evenly weighted, with transport and parking being the lowest concern of the other topics, business and retail, natural environment and heritage also of lower concern. This is in contrast to question one where natural environment and heritage combined are higher than the sense of community.

Question 4: What pressures may affect the area now, or may affect it in the future?

Looking at the percentage responses in the context of the question asked, it is clear that residents responding to this question felt the greatest pressure will be on the built environment, amenities and facilities and transport and parking in its broadest sense. Natural environment is the next concern, followed by concerns about population. The lowest concerns are for heritage and business and retail.

Question 5: What needs to change?

Looking at the percentage responses in the context of the question asked, it is clear that residents responding to this question felt that the biggest change needs to be in transport and parking in its broadest sense and more amenities and facilities. This underlines the responses in the other questions (other than question 3, where transport and parking was not seen as important). This is followed by the built environment and business and retail, with community scoring lower as a need to change. The lowest scoring topics were natural environment and heritage – implying that residents are happy with these as they are and should not be subjected to change. This reflects the responses to question one and two that residents value the natural environment and heritage in and around Epping.

The next step will be to develop a vision and objectives based on these findings.

GLOSSARY

WORD	DEFINITION
Amenity	A desirable or useful feature or facility of a building or place, or, the pleasantness or attractiveness of a place.
Built Environment	It has been defined as "the human-made space in which people live, work, and enjoy leisure activities on a day-to-day basis
Built Heritage	Is the unique and irreplaceable architecture with historic background that merits preservation for future generations.
Character	The distinctive nature of something, or, the quality of being individual in an interesting or unusual way.
Community	A particular area or place considered together with its inhabitants.
Environment	The surroundings or conditions in which a person, animal, or plant lives or operates, or, the natural world, as a whole or in a particular geographical area, especially as affected by human activity.
Facility	A place, amenity, or piece of equipment provided for a particular purpose.
Heritage	Valued objects and qualities such as historic buildings and cultural traditions that have been passed down from previous generations.
Rural	Relating to, or characteristic of the countryside rather than the town.
Services	A system supplying a public need such as transport, communications, or utilities such as electricity and water, or, the action of helping or doing work for someone.

Detailed breakdown of responses into issue areas

Question 1: What is good about Epping?

<p>Highways, Transport and Parking Public transport to London Motorway links Location Free parking in High Rd Restricted parking Good bus links to Harlow</p>	<p>Provision of and Access to Amenities and Facilities Amenities Access to facilities Good facilities Library Sports centre Good schools GPs Hospitals nearby Waste collections good Good council services</p>	<p>Heritage and Conservation Heritage Historic buildings Old Town Winston Churchill Market Attractive Character Retains charm without too much change</p>
<p>Natural Environment and Rural Aspect Countryside Forest Green Greenbelt Surrounded by countryside Woods Allotments Recreation grounds Rural Good walks Village feel Essex Way race Peaceful</p>	<p>The Built Environment, Design and Development Building features Bungalows The Orchards Clean</p>	<p>Community Life Community Community groups Friendly Loyalty of residents Local events People Variety of local clubs and groups Activities Epping In Bloom Families Christmas Lights Christmas market Christmas tree competition ETC Newsletters Not too big Residents stay Generally like Low crime Remembrance Sunday Safe Town is cared for Vibrant town Well balanced First proper town after London Proper town Moved here 1.5 yrs ago best decision ever made</p>
<p>Business, Retail and Services Eating places High Street Pleasant town centre Poppies café Large supermarket Shops Supermarkets Independent shops</p>		

Question 2: What is bad about Epping?

<p>Highways, Transport and Parking Poor transport links to Woodford/Chingford Diagonal parking bays in High Street too narrow Large vehicles parked in residential streets Local parking Local traffic Too many cars Buses Central line overcrowding Freedom pass No street lights at night Pavements and roads Train fares too high Traffic at Bell Common Rayfield Road is slipping downhill Street lighting Last stop on the underground</p>	<p>Provision of and Access to Amenities and Facilities Access to GPs/Medical Lack of quality leisure facilities Lacks facilities No cinema No swimming pool Small sports centre Lack of things to do Lacks really good restaurant Poorly stocked library Children's parks not big enough/adventurous No nursery for pre-school children Schools issues</p>	<p>Heritage and Conservation Loss of character through over-development Lack of control over shop signage Not preserving the appearance of a traditional market town Loss of listed buildings Loss of traditional pubs and shops</p>
<p>Natural Environment and Rural Aspect Open spaces accessible to wheelchair users Green space Development on Greenbelt Air quality concerns</p>	<p>The Built Environment, Design and Development Affordable housing Constant developments Bungalows being made into houses High house prices Lack of infrastructure for new developments No plans for single storey buildings Housing infill Too many homes Residential property in High Street Too many flats Too few family homes Inappropriate development Property extensions 3 councils makes things complicated Democratic opinions ignored by planners St Johns site No feedback on future plans for Epping Town Centre Dog poo Tesco stores look run down Unique atmosphere of Orchards being eroded High Street looks shabby by the Esso garage end Litter at the station Lack of Community Buildings</p>	<p>Community Life Better advertising for local events Boring Epping Hall underused Expensive to hire rooms Extended drinking hours Lack of interest from residents No adult education No consideration for aging population Nightclubs Lack of security Late night opening Noisy Teenagers cycling on pavements Not enough for youngsters Residents not heard Too many people Town is full up Traveller sites Poor communication about local issues and events Lacks co-ordination Lacks management Not enough choice for the elderly Improvement in State school standards Policing Antisocial behaviour affecting residents</p>
<p>Business, Retail and Services Big multi-nationals Business development Business rates too high Lack of shops selling needed items Market could be improved More Independent shops No more charity shops</p>		

Shops close too early
 Too many charity shops
 Too many eateries
 Too many estate agents
 Too many hairdressers
 Too many nail bars
 Type of shops
 Waitrose
 Inappropriate shops

Question 3: What makes a neighbourhood good to live and work in?

<p>Highways, Transport and Parking Airport Transport links Bus service No potholes Not too many cars Even pavements Convenient parking</p>	<p>Provision of and Access to Amenities and Facilities Access to facilities Access to good State schools Access to GPs/Medical Adult Education Childcare facilities Children's play areas Facilities for all ages Good amenities Local churches Outstanding schools Parking facilities Parks Public facilities Reasonably priced meeting halls Leisure opportunities for all ages Schools Shops Sports/leisure Variety of shops Versatile meeting halls</p>	<p>Heritage and Conservation Atmosphere Attractive architecture Attractive High Road Character High Street without excess signage Pleasant surroundings Valuing what is special about a town</p>
<p>Natural Environment and Rural Aspect Greenbelt Greenery Open space Surrounding environment Low pollution</p>	<p>The Built Environment, Design and Development Affordable housing Infrastructure Low development Mix of housing stock/price No high rise Not too big Clean</p>	<p>Community Life Clubs and societies Communication Community Culture Family events Feeling safe Friendly General area Good neighbours Harmony Low crime People who care about the area Views of residents are foremost Safe for children Safety Night life Exhibition space Police presence Council that listens to public concerns Good communications with local authority Mix of income groups Quiet at night</p>
<p>Business, Retail and Services</p>		

Centralised shopping
 Range of jobs
 Vibrant town centre
 Opportunity
 Market

Question 4: What pressures affect the area now, or, may affect it in the future?

<p>Highways, Transport and Parking Another roundabout at St John's Rd Central line Local parking Local traffic Roads Transport links Station parking Footpaths</p>	<p>Provision of and Access to Amenities and Facilities Access to GPs/medical School places Services Loss of library Lack of people working in healthcare Cinema Policing</p>	<p>Heritage and Conservation Character Losing the history of Epping Loss of historic buildings Loss of market town feel</p>
<p>Natural Environment and Rural Aspect Green spaces under threat Greenbelt protection Flooding</p>	<p>The Built Environment, Design and Development Affordable housing Blasé attitude to re-development Building of flats Bungalows for elderly people Highly priced rental accommodation Housing Housing at North Weald Airfield Inappropriate development Lack of housing for families Loss of single storey buildings More housing will create a dormitory town atmosphere Planners don't consider local needs Planning Too many houses are planned for the size of the town Too many houses being planned for airfield Too many houses of a low standard being built Too much permitted development changes the look of established housing Over development Greater London encroachment Urban sprawl St John's site hold ups Future of Epping Hall Openness in planning applications Poor planning Profit making pushing people out of town Infrastructure New housing infrastructure New housing is putting pressure on sewage services (e.g. Buckingham Rd development)</p>	<p>Population Aging population Migrants Over-crowding Over-population Refugees Population growth Travellers Mixed income population</p>
<p>Business, Retail and Services Loss of banks</p>		

Loss of business space in High Street
 Loss of daytime business
 Rents too high for local business
 Risk of moving to night-time economy
 Shopping

Question 5: What needs to change?

<p>Highways, Transport and Parking Better management of parking in residential areas Better management of through traffic Better transport links to Coopersale Buses Bypass Discourage commuter parking Extend central line Freedom pass Highways Local parking Lose Townlink buses, bring back Arriva Mini roundabout No speed bumps Northbound M11 at Debden Overcrowded tube Public transport Re-open Central Line at Ongar Reduce commuter fares Regular public transport Replace traffic lights with mini roundabouts Station access Station parking Too many traffic lights Traffic at Bell Common Traffic bypass Through traffic Widen roads Transport to Harlow's acute unit Street lighting Street lights at night Speed cameras Road and pavement repairs Roundabout at junction of Ivy Chimneys and Theydon Rd Larger car parks Less on street parking</p>	<p>Provision of and Access to Amenities and Facilities Access to GPs/medical Activities Children/young people Adult education/community centre running daytime classes to reduce loneliness Another food store Bench by the White Horse Better amenities to keep pace with more residents Better, bigger hospital Better pubs Better state schools Childcare Cinema Culture/arts Cycle training Cycling provision Lower Swaines playground upgrade More facilities for young people More provision of services More school places New supermarket Services need to be updated and cater for young families moving to the town. Swimming pool Older people service provision Sports/leisure Affordable car-parks Planned provision of services Parks accessible to wheelchair users</p>	<p>Heritage and Conservation Preserve architecture on High Street Preserve the appearance of market town by controlling shop signage Remain as a market town</p>
<p>Natural Environment and Rural Aspect Ban development on Greenbelt Greenbelt protection Greenery House building that respects environment Keep green fields and countryside Remove fencing in forest</p>	<p>The Built Environment, Design and Development Affordable housing Better planned housing Development of Town Centre to avoid changing existing facilities Don't convert bungalows to houses Don't let developers dictate policy to planners Greenbelt needs to be used for housing Housing rates Identification of land for housing Provision of social housing Stricter planning laws</p>	<p>Community Life Better communication between residents and local council Bring back carnival Close nightclubs Communication of events Community Community centre Community meeting places Council's open inclusivity will stand Epping in good stead Gives residents more say about changes Keep police Listen to residents More for children</p>

	<p>Stronger planning committee Plan infrastructure in advance Target empty properties residential and industrial for housing St John's site Release industrial land for housing Remove nightclubs Infrastructure Give real power to Town Council Keep areas pleasant No change Enforce litter laws</p>	<p>More for young people More local events Promote community Promote cultural activities Promoting community spirit Residents views heard Simple way of community involvement The Council needs to listen to community groups Town carnival Volunteers St John's site new church/community hall More co-operation between Town and District Councils More openness from Councillors</p>
<p>Business, Retail and Services Drop business rates Encourage independent shops Encourage small business Help small business Independent shops Industrial base at North Weald Less 'beauty' shops Less chain stores Less coffee houses Less food outlets Less nail bars No more supermarkets Outside eating at cafes Protection for shops Put murals in empty shops Too many eateries Too many estate agents too many nail bars Saturday market Second supermarket Supermarket competition Support the High Street Market New independent businesses</p>		