

## Epping Forest District Council Representations to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID 4736 Name G Kelly

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Method Survey

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Date

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This document has been created using information from the Council's database of responses to the Draft Local Plan Consultation 2016. Some elements of the full response such as formatting and images may not appear accurately. Should you wish to review the original response, please contact the Planning Policy team: [ldfconsult@eppingforestdc.gov.uk](mailto:ldfconsult@eppingforestdc.gov.uk)

### Survey Response:

1. Do you agree with the overall vision that the Draft Plan sets out for Epping Forest District?

**No opinion**

Please explain your choice in Question 1:

I am not clear on the Council's ability to provide new homes, jobs and infrastructure, while also protecting the green belt and environment. I simply do not have enough information to make an informed choice.

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2. Do you agree with the overall vision that the Draft Plan sets out for Epping Forest District?

**Strongly agree**

Please explain your choice in Question 2:

I strongly support maximising opportunities for development around Harlow and within existing settlements before any subsequent policy on a strictly limited release of green belt land.

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3. Do you agree with the proposals for development around Harlow?

**Strongly agree**

Please explain your choice in Question 3:

In terms of the Council's strategy for the area between Harlow and Epping, any new transportation provision needs to be carefully considered in order to link up with connection to the TFL Network that Epping provides.

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4. Do you agree with the proposed shopping area in...

Epping?

Yes

Buckhurst Hill?

Loughton Broadway?

Chipping Ongar?

Loughton High Road?

Waltham Abbey?

Please explain your choice in Question 4:

It is difficult to envisage how the protection and encouragement of retail use could be applied to Epping High Street given the numbers and the scale of residential developments in the immediate catchment area, without affecting the local or village feel that the High Street currently enjoys.

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5. Do you agree with the proposals for new employment development?

Strongly agree

Please explain your choice in Question 5:

In order to maintain a balanced approach to overall development, it would be sheer madness to diminish employment opportunities, given the increased population in the proposed new developments.

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6. Do you agree with the proposed sites in your area?

Epping (Draft Policy P 1):

Yes

Please provide reasons for your view on Epping:

I would broadly agree with the sites identified. As a general principle I would be in favour of high rise development in the immediate vicinity of the tube station that is likely to match the need for multi-storey car parking provision. The low ground level of the tube stations' surrounding land is below the adjacent neighbouring developments and in my view therefore this area could absorb high rise housing. My argument for high rise in this particular area would obviate the demand for development on green belt sites, sport centres, or existing employment opportunities. Any development could be built over the tube tracks which

would turn an open air station into an underground station. However the advantage would be that it would maximise the use of space at that location.

Loughton (Draft Policy P 2)

Please provide reasons for your view on Loughton:

Waltham Abbey (Draft Policy P 3)

Please provide reasons for your view on Waltham Abbey:

Chipping Ongar (Draft Policy P 4)

Please provide reasons for your view on Chipping Ongar:

Buckhurst Hill (Draft Policy P 5)

Please provide reasons for your view on Buckhurst Hill:

North Weald Bassett (Draft Policy P 6)

Please provide reasons for your view on North Weald Bassett:

Chigwell (Draft Policy P 7)

Please provide reasons for your view on North Weald Bassett:

Theydon Bois (Draft Policy P 8)

Please provide reasons for your view on Theydon Bois:

Roydon (Draft Policy P 9)

Please provide reasons for your view on Roydon:

Nazeing (Draft Policy P 10)

Please provide reasons for your view on Nazeing:

Thornwood (Draft Policy P 11)

Please provide reasons for your view on Thornwood:

Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots (Draft Policy P 12)

Please provide reasons for your view on Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots:

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7. Do you agree with the approach to infrastructure provision being proposed in the plan?

**No opinion**

Please explain your choice in Question 7:

I am disappointed by the Government's lack of initiative in requiring collaboration between Essex County Council and TfL to provide the necessary transport infrastructure needed for the developments proposed in the plan. An example of this approach would be a) A shuttle service between Epping and Ongar. By disembarking on an extended platform at Epping would mean a simple connection to the TfL underground network. or b) A bus service from Harlow bus station to Ongar/Epping similar to an express service or park and ride, would enable a relatively easy journey from Harlow without adversely affecting residents in Epping. What would be needed is a through ticketing to enable Harlow commuters to connect with the TfL travel card.

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8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this.
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9. Do you wish to comment on any other policies in the Draft Local Plan?