

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

Stakeholder ID 4729 Name I H Terry

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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?

Strongly disagree

Please explain your choice in Question 1:

The draft Local Plan does not protect the Green Belt although it seeks to protect it. It needs to state that the current boundaries will remain and clearly define them.

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

Strongly disagree

Please explain your choice in Question 2:

Green Belt land is intended for 360 new houses in Theydon Bois. EFDC has not produced evidence supporting their approach to sustainable development with regard to Green Belt boundaries which is not in line with Government thinking. It is not reasonable or logical to distribute housing and other developments around all of the village and settlements in its District. New development should be focused on the towns where they will benefit from strong existing infrastructure and facilities. The existing infrastructure in villages and settlements cannot cope with additional development which will put pressure on existing schools, doctors surgeries, parking etc.

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

Please explain your choice in Question 3:

It is more sensible, as stated in question 2, that development is better served around towns such as Harlow. However if it means encroaching on Green Belt land it should be resisted.

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

Epping?

Buckhurst Hill?

Loughton Broadway?

Chipping Ongar?

Loughton High Road?

Waltham Abbey?

Please explain your choice in Question 4:

**It is important to protect existing local shopping facilities. Primary shopping areas should be created only in new areas of development. Therefore EFDC's approach to the location of housing and employment sites should be centred around primary shopping areas.**

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

**Strongly disagree**

Please explain your choice in Question 5:

**Employment development on Green Belt land will be detrimental to existing transport links, infrastructure and local job opportunities. New employment opportunities should be contained within the areas of development i.e. larger allocated sites, and towns within the District and those places wishing to expand.**

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

Epping (Draft Policy P 1):

Please provide reasons for your view on Epping:

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)

No

Please provide reasons for your view on Theydon Bois:

Four of the Theydon Bois sites are in the Green Belt. These areas have been identified that would be suffering a high level of harm should they be allocated for housing. This harm will result in encroachment into the countryside and undermine the rural character and setting of our village. 360 new houses in and around Theydon Bois is a disproportionate allocation and is a 23% increase in the size of our village which would destroy our present character and therefore not comply with the EFDC's Vision. Present and foreseeable infrastructure cannot support this amount of growth. Some of the problems we face today are: a) waiting up to 6 weeks for a doctors appointment b) frequent electricity power cuts c) our one school is full to capacity d) inadequate parking facilities e) poor bus service. It would appear that the sites for development are only in the Local Plan because they have been put forward by land owners. This is not the way an effective sustainable development strategy is produced.

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:

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

Strongly disagree

Please explain your choice in Question 7:

The plan does not state what the specific requirements for the infrastructure will be. At best this subject is generalised and difficult to quantify as part of a new development. There are no provisions to ensure that the infrastructure needed will be provided in the right place at the right time.

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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.

The interim Sustainability Appraisal does not support the wide dispersal of development in and around the large and small villages of the District. In respect of Theydon Bois, the transport links are already at capacity and the underground is well over capacity at peak times (crowded!) The underground station is poor staffed, never anyone on duty to help passengers or help if anyone is in trouble or any trouble (i.e.) fights/accidents/complications occur. The underground station is poorly served by the existing road network and bus services, such that development designed and located to use this station will further add to the congestion and overcrowding already experienced around the station from the trains. The large increase in Theydon's population will still have to rely on the larger settlements for a wide variety of facilities. Due to overcrowding and poor transport links, this will add to congestion and cause further damage to the local roads. Case law has concluded that housing number along are not classes as very special circumstance for development in the Green Belt. All clear and defensible green belt boundaries should be maintained.

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9. Do you wish to comment on any other policies in the Draft Local Plan?

The policies are severely lacking. For example there are no Green Belt policies to define disproportionate extensions to properties in the Green Belt, or direct what it means by "materially larger". How is redevelopment of previously developed land in the Green Belt approached? What is required is a consistent approach a District Level and more detailing regarding such policies as those on design and the infrastructure. This should ensure that the local character of villages such as Theydon is maintained or improved. How will you stop planning applications for the new housing from coming forward before 'masterplan' has been produced for the site? Parking provision is not mentioned in the detailed policies of the local plan.

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