

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

Stakeholder ID 4723 Name anthony Ellam

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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?

Agree

Please explain your choice in Question 1:

While I agree with the overall vision I think it is not reflected in the proposals in the Draft Local Plan e.g. incursion of development onto existing Green Belt land.

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

Disagree

Please explain your choice in Question 2:

There should be no development on existing green belt land as this will breach many clear and definable green belt boundaries which once east of the Central line would then be the M11 and M25. The village of Theydon Bois cannot sustain another 360 new homes and remain a village. The infrastructure physically (power and drainage) and lack of medical surgery barely copes as it is. Development should be focussed on towns where good infrastructure exists and there is space for sustainable development.

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

Agree

Please explain your choice in Question 3:

Any sustainable development should be focussed on towns and not encroach onto the Green Belt.

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

Epping?

Yes

Buckhurst Hill?

Yes

Loughton Broadway?

Yes

Chipping Ongar?

Yes

Loughton High Road?

Yes

Waltham Abbey?

Yes

Please explain your choice in Question 4:

**For the stated aim to be successful development of housing and employment needs to be focussed on towns and settlements with primary shopping areas.**

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

Disagree

Please explain your choice in Question 5:

**Employment development should not be planned unsustainably on Green Belt land. It should be targeted at allocated sites closer to towns. Otherwise there would be infrastructure that would be necessary but underutilised and require provision of subsidiary with no real return. Employment sites must be identified and not allocated "as appropriate" so as not to risk only allocated housing development occurring.**

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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:

The proposed residential development of 360 homes in Theydon Bois would change the village beyond recognition. The proposals encroach on Green Belt land and if permitted the definable boundaries of the Green Belt become the M11 and M25. There are no very special circumstances which outweigh the harm that would be done by the alteration of the Green Belt boundaries. There are infrastructure problems in Theydon Bois at present e.g. flooding by the zebra crossing after heavy rain, electricity power cuts are more frequent than desirable. The primary school has been piecemeal developed over the years to accommodate demand and has reached capacity. Would it not be a good idea to build a new school within the village and use the present site for residential development? This would be within the main village envelope. The Central Line tube gets very busy during the rush hour. The bus service is not a substitute for this when there are problems on the Central Line. There is only an intermittent service at the doctors surgery. The proposed sites are only in the plan because they have been offered up by landowners. They do not form part of a clear and effective

sustainable development strategy. It is difficult to imagine how the proposed employment development site would make a significant contribution to the employment needs of the proposed residential increase.

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?

Disagree

Please explain your choice in Question 7:

The proposals within the plan are very generalised. There is no specific detail as to what infrastructure would be provided to guarantee delivery of what's needed, when and where. The proposals only deal with needs arising from new development and not existing shortfalls and problems which are unlikely to be improved by development aimed at new sites.

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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.

Use of Green Belt land for development raises sustainability concerns for villages around the District. The Green Belt is needed to maintain separation of towns and villages to they form the distinctive and attractive network maintained in the Draft Vision. Theydon Bois transport links are already at capacity any development that would increase usage of the Central line station will add to the congestion and overcrowding that already exists. For this reason the SA assessing Green Belt sites in Theydon Bois to maximise existing sustainable transport links is flawed, it is already maximised. An increased population in Theydon Bois would still rely on larger settlements for a wide range of facilities resulting in increased transport congestion.

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

The Local Plan, albeit strategic, needs to provide certainly an understanding to all stakeholders through the inclusion of more detailed policies. A consistent approach is required at District Level to ensure that the local character of villages such as Theydon Bois is maintained or improved. We need confidence that any development will take on board and respect this e.g. Theydon's 'Dark Skies' policy. There is no mention of any parking provision in the detailed policies of the local plan. All development on proposed sites should conform to a masterplan which needs to be in place before any piecemeal development is allowed to occur. Such development should form part of the plan and only be permitted if it does.

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