

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

Stakeholder ID 3043 Name Tom Dickins

Method Survey

Date

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

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:

The overall vision is hard to disagree with; it wants more good stuff for no environmental cost. It is a vision. Not necessarily achievable.

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

Agree

Please explain your choice in Question 2:

This appears the most rational response; but I am concerned about the possible limited release of green belt, as that sets a bad precedent. Moreover, I am uncertain that the full impact on local biodiversity has been assessed, or even modelled.

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

Disagree

Please explain your choice in Question 3:

In principle this is a good plan. Harlow needs a radical redevelopment in order to bring it into the 21st century in terms of community space, facilities, housing stock etc. But, expanding Harlow ever closer to buffer and green belt land is environmentally detrimental. More pollution, more challenges to the forest, reduced green corridors to maintaining an already challenged biodiversity index.

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

Epping?

No opinion

Buckhurst Hill?

No opinion

Loughton Broadway?

No opinion

Chipping Ongar?

No opinion

Loughton High Road?

Yes

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

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

No opinion

Please explain your choice in Question 5:

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

Epping (Draft Policy P 1):

No opinion

Please provide reasons for your view on Epping:

Loughton (Draft Policy P 2)

No

Please provide reasons for your view on Loughton:

I am mostly happy with the proposed sites for housing development in Loughton, in that they are sound choices for buildings. One exception is the removal of the library on Traps Hill. This should be incorporated into any plans for that area. More generally, the key issue with all the proposed sites is a) a loss of car parking b) increased vehicular traffic as a result of new residents. The road infrastructure in Loughton is appalling, with insufficient thought given to parking, parking permit schemes, one way traffic flows etc. All told, new homes will bring increasing grid lock, increasing pollution to the town, and this will be dumped on the forest (and people). Added to this, 1190 new homes will bring at least 3000 people onto the central line; a line that

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is already at capacity. A deal should be struck with TFL on new bus routes to Chingford; increased service for the 20 to Walthamstow etc. to ease flow.

Waltham Abbey (Draft Policy P 3)

No opinion

Please provide reasons for your view on Waltham Abbey:

Chipping Ongar (Draft Policy P 4)

No opinion

Please provide reasons for your view on Chipping Ongar:

Buckhurst Hill (Draft Policy P 5)

No opinion

Please provide reasons for your view on Buckhurst Hill:

North Weald Bassett (Draft Policy P 6)

No opinion

Please provide reasons for your view on North Weald Bassett:

Chigwell (Draft Policy P 7)

No opinion

Please provide reasons for your view on North Weald Bassett:

Theydon Bois (Draft Policy P 8)

No opinion

Please provide reasons for your view on Theydon Bois:

Roydon (Draft Policy P 9)

No opinion

Please provide reasons for your view on Roydon:

Nazeing (Draft Policy P 10)

No opinion

Please provide reasons for your view on Nazeing:

Thornwood (Draft Policy P 11)

No opinion

Please provide reasons for your view on Thornwood:

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

No opinion

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 seems to be to plan for infrastructure requirements in the future, being mindful of some key things but not everything (like cars, trains, buses). See below.

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 situation now, with the current population, is unsustainable, so I would hope that this appraisal will make this clear. Transport is a key factor; too many cars, too few spaces for them to drive at low emission standards, let alone park; a stressed Central Line; difficult public transport access to Chingford and other stations to ease pressure; poor routing decisions (no one way systems in place etc.). Health and education are increasingly stressed here. Policing is non-existent since the Met left us; yet, drug crime, car crime, youth disorder etc. are all increasing. Developing the high street will be difficult in Loughton if the current rental charges are controlled as they are by private landlords who have priced small businesses out in favour of chains prepared to pay higher rents. And, most importantly, putting more and more property, people, and cars up against the forest will reduce green corridors, reduce an already challenged biodiversity and ruin the forest. How the forest bleeds into the towns surrounding it is a crucial aspect of its ecology. Any new building will impact upon many other species.

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