

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

Stakeholder ID 2987 Name Aidan Sayers

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:

Protecting the green belt is the most important issue facing the Epping Forest District. Any move to provide new homes must be first preceded by investment in infrastructure. At the moment, the infrastructure cannot cope with the existing number of residents (schools are full, there is a three month wait for an appointment at the Limes Medical Centre, the roads through Epping are at a crawl every single day, including weekends).

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:

It is vital to protect the green belt. Development should be constrained to brownfield sites.

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

Strongly agree

Please explain your choice in Question 3:

Harlow is already developed and is at a relatively low housing density, so can support more development. The roads are better and it will shortly benefit from a new junction to the M11.

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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:

Anything should be done to improve shopping in these towns. Speaking of Epping, as we now have negligible industrial sites, retails should be encouraged. However, there seems to be a program of turning retail premises into restaurants and dwellings. Visitors need to be encouraged to come to Epping and the council should pursue an agenda of encouraging independent shops, rather than chains. Do we need so many opticians in Epping?

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

Strongly agree

Please explain your choice in Question 5:

The only real way to reduce the environmental impacts of car use is to develop local employment opportunities, where a short bus ride, cycle or walk to work is truly viable.

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

Epping (Draft Policy P 1):

No

Please provide reasons for your view on Epping:

From inspection of the local plan, too much green belt land, green spaces and farm land is to be given over to housing. Epping is a small town and is constrained by the forest to the north, south and west, and motorway to the east. The infrastructure is severely lacking for the existing residents: there is a three month wait for an appointment at the Limes Medical Centre, the schools are at capacity. The plan also states that there is spare capacity on the Central Line, which is not borne out by experience. The main road through Epping to London is an unlit B road and is always used to by-pass the frequent jams on the M11. However, it does not have the capacity, which leads to frequent queues through Epping, both day and night. This could be relieved by

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allowing exiting southbound and joining northbound traffic at Debden. The water system in Epping is antiquated and just about supplies minimum pressure and flow at the southern end of Epping, away from the water tower near St Margaret's hospital. Specifically referring to site SR-0208, the development will dwarf the existing properties. There are few places at Ivy Chimneys, and the road access, if through Hemnall Street, will be impossible due to the narrow road and frequently parked cars. The traffic would then just join the previously mentioned queuing traffic on the High Road/B1393. Also as mentioned before, the water system

would also not be able to provide the number of proposed new homes. Furthermore, the land is green belt and is an important amenity to the local residents.

Loughton (Draft Policy P 2)

No opinion

Please provide reasons for your view on Loughton:

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:

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

Agree

Please explain your choice in Question 7:

I agree with the proposal, but it must be carried out BEFORE any new housing is allowed. I have previously mentioned how bad the infrastructure is. However, there never seems to be any improvements. I fail to see how ANY of the proposed developments for Epping could go ahead without a huge amount of money being spent on roads (many of which will probably need to cross the Central Line somewhere), schools, doctors and sports facilities, which residents will expect if moving to the area.

8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this.

I have not seen this as it does not seem to be available on line, or it is hard to find

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

Overall, the plan has not been sympathetic to the uniqueness of Epping, within its setting in the Green Belt.
