

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

Stakeholder ID 2784 Name Charles Skinner

---

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](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?

**Disagree**

Please explain your choice in Question 1:

First, I wish to record the fact that the draft plan is poorly presented, not least that the graphics are badly inadequate, showing no street names, and that the wording throughout is less than plainly drafted. Many, many residents with whom I have discussed this totally agree and most believe this poor presentation to be a ruse to try to "slip through" the proposals without fair consideration. As to the proposals themselves I am extremely unhappy to see that Epping in particular is expected to shoulder a very disproportionate share of new housing. The area already suffers from chronic parking problems, traffic bottlenecks and over-stretched medical services. As it stands, this draft plan would destroy the character of Epping and make it a less desirable place to live. Overall, there are several threats to the Green Belt, none of which is at all acceptable. Epping and surrounding towns and villages and the Green Belt around them represent the last stand against attacks on unspoilt land in this part of Essex. I do though agree in principle with plans to further develop Harlow, which of course has a far more robust infrastructure than the older towns and villages.

---

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:

As stated in my opening remarks above, Epping in particular is expected to accept a wholly unjustifiable and untenable quantity of housing. Has anyone who played a part in drafting these plans ever tried to park in Epping? What is already a chronic situation would be rendered impossible with all the extra vehicles that come with extra housing.

---

### Response to the Draft Local Plan Consultation 2016 (Regulation 18)

Stakeholder ID 2784

Name Charles

Skinner

---

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

Agree

Please explain your choice in Question 3:

It is the only area with some proximity to adequate infrastructure. However, the large areas of un-built-on land within the boundaries of the new town could be used for housing before using surrounding Green Belt. Much of the open space in **...Redacted...** plan has never realised the ambition of it being used for recreation and is in effect dead space.

---

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

Epping?

No

Buckhurst Hill?

No opinion

Loughton Broadway?

Yes

Chipping Ongar?

No

Loughton High Road?

Yes

Waltham Abbey?

Yes

Please explain your choice in Question 4:

Where I have marked "yes", those centres could benefit from some increase in retail capacity. Waltham Abbey has become quite "dead" over the years and needs revival and Loughton has some capacity without unduly spoiling its character. The smaller centres have quite a few small retail outlets and other businesses which already struggle. Many have been lost over the past thirty years and bringing in new outlets will NOT attract new trade to these small shops and would undoubtedly cause more closures.

---

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

No opinion

Please explain your choice in Question 5:

There is as yet insufficient evidence on which to form an opinion.

---

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:

**About twice as much proposed development as the town could take without destroying its character and making it undesirable as a place to live.**

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)

**Yes**

Please provide reasons for your view on North Weald Bassett:

**Only with the proviso that the proposals would draw a line for good under any future additional development.**

Chigwell (Draft Policy P 7)

**No opinion**

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:

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:

Response to the Draft Local Plan Consultation 2016 (Regulation 18)

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

No

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

**With the possible exception of Sheering and Stapleford Abbots, the other sites - especially Moreton, Fyfield, High Ongar - really are very special and unspoilt places which collectively form an essential part of the whole district's charm. There is little of rural Essex left and such places must be protected.**

---

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

No opinion

Please explain your choice in Question 7:

**It is not possible to opine on this until we know what levels of development will really happen.**

---

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

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