

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

Stakeholder ID 2594      Name Allan      White

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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:

Given that the population within the area has barely increased in the last twenty years, I see no justification to increase housing levels by such high numbers.

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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:

The infrastructure within and around Harlow are already insufficient of the current level of population. Additional housing will only create further congestion on all local roads. The suggestion of a new junction from the M11 (j7a) at Gilden Way will increase traffic into the town and increase pollution too. A by-pass would have been the correct solution. ECC have already ducked the air quality issue despite promising to produce accurate measurements. The creation of a new garden village/town would have been the sensible option bearing in mind this is not a short fix - it is meant to be a life long, indeed generation after generation solution.

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

**Strongly disagree**

Please explain your choice in Question 3:

I have already submitted my opposition to the proposed junction 7a. There must be a complete by-pass around Harlow. Suggestions from both local councils and developers that a considered alternative to ease traffic flows

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will be to promote cycling and walking is utterly childish. As for housing mix, I must refer to your own SHMA - "It shows that there is virtually a complete absence of market housing options affordable to households with incomes less than £30,000. Much of the housing available to this group is in the private rented sector, and only if households commit more than 25% of their income to rent..." "The highest level of affordable housing need is in East Hertfordshire (4,128 households) compared to 3,152 in Epping Forest, 3,289 in Harlow and 2,724 in Uttlesford, However, whilst the proportion of affordable housing need is 34% in Epping Forest, 31% in East Hertfordshire and 27% in Uttlesford, the percentage in Harlow is markedly higher at 67%." You will no doubt engage the usual property developers who will claim they are unable to build the required type/cost properties rendering the project unviable. The same developers who have permanent overseas sales offices selling local homes to rich foreign investors, the same developers who pay their directors sums in excess of £1 million a year (in the case of one director £23 million - for one year). Redacted.....

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

Epping?

Yes

Buckhurst Hill?

No opinion

Loughton Broadway?

No opinion

Chipping Ongar?

No opinion

Loughton High Road?

No opinion

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

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

Please explain your choice in Question 5:

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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 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**

Please provide reasons for your view on North Weald Bassett:

**Properties here have already been advertised to overseas investors - will you ever have the backbone to enforce local homes for local people or is it profits as usual?**

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:

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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?

**Strongly disagree**

Please explain your choice in Question 7:

The council has not recognised at all that people live in this area because they love it's ambiance. A huge growth in homes, jobs or road systems in not actually necessary AT ALL for growth in prosperity, or security or for that matter - a general feeling of well being. The driving force as always comes from developers looking to increase their profits.

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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.

I've answered this above..

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