

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

Stakeholder ID 2503 Name Sarah Rochester

Method Survey

Date

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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:

No. Protection of the green belt is a key element of the overall vision however the draft local plan completely fails to adhere to this with the lack of protection of definable green belt boundaries. The green belt surrounding Theydon Bois is critical to the very nature of the village and the fact that the draft plan includes proposals to build on this precious land is highly irresponsible.

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:

No as it will contaminate green belt land that is an intrinsic part of Theydon Bois and part of the unique character of the village. Government policy states that the greenbelt should only be built on in "exceptional circumstances". The evidence for the demand of new housing within Theydon Bois does not constitute exceptional circumstances based on the current evidence available. Whilst it is accepted that more affordable housing is required, developers would be looking to build executive housing within Theydon Bois (e.g. as per the new development on Loughton Lane) to maximise profits. The ability of the local planning team to influence this kind of development is clearly limited as a significant number of smaller more affordable homes could have been built on this plot. Additionally, the green belt provides vital "lungs" for the community. In particular, the field at the end of Forest Drive is used for leisure purposes (dog walking / sledging in winter / rambling) and the proposed development here will impact local quality of life. There is no justification for 360 new homes in and around Theydon Bois and local amenities cannot sustain this kind of development. I frequently take the Tube into London at around **...Redacted...** and there are often times when there are no seats left. With additional development planned for Epping local infrastructure will simply not be able to cope. The local school / doctors surgeries and basic power supply will not be able to support this number of additional

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residents. In my view new development should be focused on the larger towns with infrastructure that could be more easily expanded to cope with additional demand - e.g. Harlow.

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

Agree

Please explain your choice in Question 3:

Any development should be contained within areas where infrastructure can support either now or be expanded to support in the future, subject to no development on green belt land.

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?

No opinion

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

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

Strongly disagree

Please explain your choice in Question 5:

Any proposal for development on green belt land should not be considered due to the negative impacts on local infrastructure. New employment opportunities should be directed to larger sites that can cope with expansion in a sustainable manner.

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 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

Please provide reasons for your view on Theydon Bois:

The majority of the sites identified in Theydon Bois are on Green Belt land which would be irrevocably damaged should they be used for housing. The development would damage the unique character of our village and destroy land that is used for recreational purposes. In particular, development in the field at the end of Forest Drive would create chaos, danger and damage to this road with a never ending stream of trucks needing to access the field from Coppice Row and therefore either having to go past the narrow entrance to Forest Drive past The Bull on Station Approach, or along Orchard Drive past the school - neither of which are suitable for traffic of this nature. Private development of housing in this street has already resulted in the road being damaged as a result of overuse by lorries etc which is evidence that local roads cannot support the amount of HGV traffic that would be necessary for this kind of development. Additionally the increased risks of road accidents as a result of lorries for local residents and school children using Forest Drive would be unacceptable. Once the development is completed, Forest Drive would see an increase in the number of cars speeding straight down to the new development and would require traffic calming measures which would necessitate street lighting which would go against the current dark skies policy. Furthermore, there is currently no paving past 82 Forest Drive and in order to provide pedestrian access to a new development the current verge including tress, would need to be turned into paving which would damage the current ambience of this part of the village. This site is clearly not suitable for development and has been put forward by the

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landowner clearly wanting to make a significant profit rather than because it lends itself to development of this nature. It is also ridiculous to think that the station car park could be used for a housing development and the current levels of parking maintained. The cost of underground parking would be completely prohibitive and again access to this site via Station Approach would have a negative impact on local residents.

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 proposed development does not come with any commitment to appropriately develop local infrastructure. Theydon Bois already has problems with commuter parking, electricity supply, tube trains travelling at peak times with limited capacity, lack of available Doctors appointments, minimal bus services and a school badly in need of new facilities. More development will be required in order to provide the appropriate services which will then create further strain on the village.

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

As per previous responses Theydon Bois is already at capacity and cannot sustain further development of this size and scale. Nor can it sustain development within the actual village - e.g The Station Car Park / field at end of Forest Drive as these will place significant additional strain on the village during the period of development as well as thereafter. The Sustainability Appraisal recognises that the use of Green Belt sites would give rise to sustainability concerns yet the actual plan proposes development on Green Belt land.

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

5.138 (Theydon Bois)

Our local councillors are elected to the local council to represent the views of their community. I would be very interested to know whose views you are representing with this plan? The views of landowners looking to profiteer from this development? It is also very interesting that the local councillors have publically stated that they do not support development on some of the sites contained within the plan - for example the site on the Abridge side of the tube line in Theydon Bois. By stating their objection to such a site this is tantamount to them being supportive of other sites not singled out for such comment. Indeed, I have heard some of the local councillors state that it is difficult to find reasons not to support the development at the end of Forest Drive...Redacted...
