

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

Stakeholder ID 2486 Name Darren Rackham

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?

Agree

Please explain your choice in Question 1:

I do agree with the vision - new homes are needed, as are jobs. However, in my specific location, in the south part of Epping town, it would appear there is a high concentration of homes earmarked specifically for Green Belt land and in areas where there is a distinct lack of infrastructure to support the number of homes suggested. For example, I cannot see how Brook Road and other roads around the Ivy Chimneys area would cope with such an increase in population. I do not see how Bower Hill or Centre Drive would cope with vehicles passing up and down from the town centre to the new homes. And, of course, there is not enough school facilities in this area to cope with such an increase in population also.

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:

Absolutely not. We understand the need for more housing, and welcome it - particularly family homes and affordable housing and particularly for brownfield sites like the former Steam Laundry in Bower Vale - but the proposed development for the south part of Epping town, including for houses in fields behind The Orchards, seems disproportionate in numbers when compared with other parts of the town and the district as a whole. There is a large part of Green Belt land proposed in our part of the town that, if built on, would buffer up to the M25 changing the character of the town. Would we eventually be joined to the M25?

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

Agree

Please explain your choice in Question 3:

Harlow has infrastructure in place to support more housing and, as a purpose built settlement, already exists in the form of a large town. The town needs serious re-invigoration and by increasing the population and providing a good range of retail outlets and business, it could become a much more sustainable centre with increased potential. Epping, a small market town, also needs planning for a sustainable future that is both economically healthy and meets the needs of its population. However, by concentrating the new developments around the south of Epping town where, most noticeably, the London Underground station is situated, planners will merely create a commuter enclave. This will not help build a thriving town centre where footfall is increased as new residents will not naturally be passing through the town centre if they are just travelling from their house in the south part of town to the tube station.

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?

Yes

Please explain your choice in Question 4:

If you create new business, then you create jobs. If the people who are moving to the town then work in those jobs, then a community is created, rather than the creation of commuter belt at the expense of the Green Belt, which appears to be the proposed plan for Epping.

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

Disagree

Please explain your choice in Question 5:

No, I see the potential growth for North Weald is being well considered but I do not see a lot of areas in Epping earmarked for new business. Again, I do not see how the town, particularly the high street area, will be

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reinvigorated without increased investment in jobs. But then, I believe the housing plans, as they stand, are to create commuter homes rather than encourage people to be invested in the town.

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:

There is a huge imbalance proportionately in the proposal for Epping town. The sites proposed in the south are on areas of flood risk, particularly the land behind The Orchards, which also includes The Essex Way public right of way. The extension of the town up to the M25 is ill-considered both from the perspective of maintaining the character of the town, and creating a community that is encouraged to be invested in the town because of its distance from the town centre. I cannot see how the infrastructure for this part of Epping as it stands would be considered anywhere close to what would be needed to cope with such population increases. By this, I mean schools, roads and other essential facilities. I strongly question why Green Belt land on the north side of the town is not being included in this proposal and I suspect it is because the tube station

is in the south of the town and this fact alone will be easier to market the idea of living in Epping to east London workers.

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?

No opinion

Please explain your choice in Question 7:

I spoke with a planning officer at one of the draft plan exhibition events about building roads to support the number of houses proposed for the south of the town (Brook Road/Ivy Chimneys). He said it was very difficult to see how existing roads would cope or could be altered. He said the presence of the train line and other obstacles, like the M25, would also make it incredibly difficult to create new roads into and out of the area. Again, I question whether there is some mad notion to create a connection with the M25 in this part of the town. If so, I strongly object.

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

N/A

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