

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

Stakeholder ID 2477 Name Marc Wade

---

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?

**Strongly disagree**

Please explain your choice in Question 1:

The vision should be protecting the green belt, this local plan will remove many green belt boundaries that should be protected for the good of the district and environment for now and future generations. The council have not considered clear boundaries, ie railway lines, roadways, field boundaries etc. I do not believe the proposed housing projection and believe developers would seek to build on green belt because it will be cheaper to build on a green field than in London on a brown field site. This plan is a developers dream and will destroy all the villages characters.

---

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 plan is not thought out properly and has not justified building 360 new properties in Theydon Bois. No consideration has been taken into account with regards to sustainable development patterns and the council is plonking houses anywhere there is a green field without thought of employment and infrastructure etc.

---

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

Stakeholder ID 2477

Name Marc

Wade

---

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

**Disagree**

Please explain your choice in Question 3:

I believe it's better to focus building in towns but disagree with encroaching into green belt because of environmental reasons and character of landscape etc.

---

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

Epping?

**Yes**

Buckhurst Hill?

**No opinion**

Loughton Broadway?

**Yes**

Chipping Ongar?

**No opinion**

Loughton High Road?

**No opinion**

Waltham Abbey?

**No opinion**

Please explain your choice in Question 4:

Already more houses in epping where old school was so epping needs more retail but not at the expense of other retailers already established. The council should focus the building of houses in towns with primary shopping areas so the new people in the area can support the shops.

---

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

**Strongly disagree**

Please explain your choice in Question 5:

The new employment sites should be in the large towns that want and need them. This will support the town and protect the green belt. Companies will be more attracted to sites in towns for larger labour pool. potential sites on green belt will be unattractive due to bad infrastructure and small labour pool.

---

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 4 sites are within Epping forest green belt and all are identified as areas that would be highly harmed if used for housing. Some sites are located in the village envelope and some have clear boundaries that should not be touched. The sites will encroach into the countryside and ruin the openness many people enjoy in the village who live and visit. The council local plan does not include any special circumstances that justify this harm, so the green belt boundaries should be not touched. The sites have only been put into the local plan

because they have been put forward by the land owners and not because they are a good development strategy.

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:

There is no specific infrastructure plans most are generalised and difficult to quantify as being part of a new development. No guarantees any infrastructure will be put in place at the right time. Already infrastructure problems these need to be addressed and are not so no chance of any new infrastructure being in place.

---

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

This appraisal does not take into consideration the placing of wide development close to and within small and large villages in the district. With regards to Theydon Bois we do not have the bus and road links that can be maximised anymore, the central line is already at full capacity and you can't always get a seat in rush hour to the city. So the building of more housing will destroy the already overcrowded train line. The forest roads out of Theydon Bois are congested in rush hour already and no road improvements can be done because of the forest. You need to do a traffic survey to prove this? Green belt sites of high effect should not be touched so this is against the sustainability appraisal.

---

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

The policies are lacking plans of solutions as a result of green belt impact.

---

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