

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

Stakeholder ID 2475 Name Geoffrey Hogg

---

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:

**I find that there is no mention of the large amount of expensive infrastructure needed to support these changes. Epping is constantly choked due to the traffic passing through it. Although the Crossrail line will soon be finished, the Central Line from Stratford to Woodford is constantly full of commuters for a large part of the day. People need to more than just to live in houses, transport saturated a decade ago.**

---

2. Do you agree with the overall vision that the Draft Plan sets out for Epping Forest District?

**No opinion**

Please explain your choice in Question 2:

**With regards to the development next to Theydon Bois station it does gall me that the council was powerless to halt the development nearby, where some developer tried to build houses, a station car park, golf course, and back filled it with rubbish. I don't hold out much hope for these future developments if criminals of this ilk are running rings around the enforcement officers. The council has to pay to resolve this issues, cost borne by the rate payers.**

---

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

**Agree**

Please explain your choice in Question 3:

---

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

Stakeholder ID 2475

Name Geoffrey

Hogg

---

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

Epping?

Yes

Buckhurst Hill?

Yes

Loughton Broadway?

Yes

Chipping Ongar?

Yes

Loughton High Road?

Yes

Waltham Abbey?

Yes

Please explain your choice in Question 4:

---

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

Agree

Please explain your choice in Question 5:

---

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:

As I have mentioned the transported is congested beyond the peak hours. Health care provisions are overwhelmed. The site is far from the town centre so requiring the residents to make more car journeys in order to go shopping.

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:

Theydon Bois has never had street lights, which has been a boon to the vibrant Astronomical society, there have been many letters in the Gazette complaining of Essex councils switching off of the street lights at night.

I would be concerned that this new development would bring in Street lights to the village which has so strenuously been opposed.

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:

Chapter six does not lay out anything concrete. I have been around long enough to be aware that without a fully fleshed out proposal corners can so easily be cut, or with a new executive a different less professional approach taken. As with the issue with the recent debacle with the putative golf course in Theydon Bois bulking up the crowd by dumping toxic refuse I would demand a for more robust proposal as to exactly what infrastructure was to be built, and when. Not something that can be expounded on at this stage, but essential. How is electricity routed around here? Does Theydon Bois get its electricity via Epping? There seem to be more and more power cuts in Theydon Bois, Epping is not so bad.

---

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

In recent years I have walked over the fields earmarked to be built on between Ivy Chimneys, and Theydon Bois. I marvelled at the Skylark. This year I it appeared as though someone had tried to plough the land, and spray it with herbicide. There were no Skylarks, there was no life. Was this premeditated destruction of healthy grassland so has to destroy the biological value of the land, and prevent any obstruction for it to be built on. I was disgusted by this, I thought it was owned by the City of London as a Boundary land. Traffic, air pollution, energy use, there has been a noticeable increase in noise pollution. Racing around the motorway, I don't recall this being an issue before several months ago, maybe I'm just picking up on it. With the Forest, and the valley parks low quality land has been set aside for nature. Farm land hedge rows are essential in string together the wild life habitats in the more fertile farmland.

---

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

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