

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

Stakeholder ID 2099 Name Andrew Crook

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

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 draft local plan for Theydon Bois appears to ignore the existing green belt boundary which the central line railway currently provides. Also 360 new homes looks to be a disproportionately high number of additional homes (approximately 25%) to the existing homes in Theydon Bois when compared to other parts of Epping Forest District. This will put strain on existing infrastructure, some of which is already at capacity, e.g. local schools, doctor's surgery, shops, etc.

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:

There doesn't appear to be any explanation why specifically 360 new homes would be required in Theydon Bois, and what is meant by maximising opportunities for development around Harlow and within other existing locations. Theydon Bois is still a semi-rural village, where development needs to be restricted to preserve its character. Opportunities for development and employment, commercial or otherwise, surely would be best suited to the larger urban settlements, such as Harlow and Loughton, and therefore more new homes would be best suited closer to these settlements.

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

Disagree

Please explain your choice in Question 3:

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

Epping?

No

Buckhurst Hill?

No

Loughton Broadway?

Yes

Chipping Ongar?

No

Loughton High Road?

No

Waltham Abbey?

No

Please explain your choice in Question 4:

Loughton Broadway has a lot of scope for redevelopment and upgrade for primary shopping, and to an extent so does Loughton High Road. Primary shopping development should be avoided in certain 'high streets' to preserve their existing character, e.g. Epping, Ongar, Buckhurst Hill, Waltham Abbey. Any development should not detract from the existing thriving local shopping areas within the smaller settlements, such as Theydon Bois.

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

Disagree

Please explain your choice in Question 5:

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 new homes would be on existing green belt land, which is very likely to set a precedent for further encroachment on the green belt. The rationale for the selection of the proposed sites appears to be based purely on the landowners desire to sell their land.

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:

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 mention anywhere in the local plan for local infrastructure and services to be improved/increased, e.g. schools (there is currently no secondary school in Theydon Bois), children's playground, doctor's surgery, bus service, sports facilities, etc. New/additional car parking requirements are not mentioned either, not only to replace the existing station car park (one of the proposed sites) but also for the expanded parking needs for the increasing number of commuters who come from outside of Theydon Bois to use the central line in addition to the inhabitants of the proposed new homes.

8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this.
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9. Do you wish to comment on any other policies in the Draft Local Plan?