

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

Stakeholder ID 2049 Name Myra MacCormick

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 vision is laudable. The reality of the plan is not. The Green belt is not protected and many essential facilities in particular car parking will be lost. More people will be crammed into the district with fewer facilities. The lack of parking near stations will be a nightmare for the many and large communities not close to the underground network.

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 hasn't been well thought out. There is no detailed justification for the 360 new homes in and around Theydon Bois. Such a number will put enormous strain on already stretched facilities - Doctors, School, local roads, parking facilities. The numbers can only be achieved by building on the Green Belt which will set a precedent for endless future petitions by property developers.

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

Agree

Please explain your choice in Question 3:

I think developments around existing towns makes sense provided this does not involve incursions into the Green belt.

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

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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?

No opinion

Please explain your choice in Question 4:

I am not sufficiently familiar with several of the above areas to comment. It is vital that any future plans does not undermine the existing retail base - in practice not just in words.

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

Strongly disagree

Please explain your choice in Question 5:

With respect to the proposals for new employment development where this is on Green Belt sites this is not suitable and will have an adverse impact on transport links, infrastructure and local job opportunities.

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:

Sites are only in the plan because landowners have put them forward. This does not constitute a well thought out plan. Four of the sites are in the Green Belt. If building is allowed on these sites this will obviously encroach on the countryside and effect the rural character of the village. This will inevitably set a precedent for future development applications as well. The plan to build on the station car park is absurd. How are people to get to work if they cannot access the underground. Overall it is hard to see how a 20% increase in

the size of the village can do anything other than ruin it and place incredible pressure on already existing facilities.

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?

Strongly disagree

Please explain your choice in Question 7:

The plan fails to address this most pressing matter. Vague generalisations are not sufficient. As the proposed housing will be built over time how exactly will London Underground be expanding its services, how will the GP service be expanded, who will pay for developments to electrical supply, drainage, roads etc. Our great fear is that developers will erect homes, take the profit and walk away leaving the council and residents to foot the huge bill for infrastructure. I suggest that the facilities should be put in place first not last.

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

The appraisal does not support the development that is proposed around the large and small villages of the district. Re Theydon Bois transport links are already stretched to capacity and a major increase in our village population will have a colossal impact. With massive increases in population proposed in Coopersale and North Weald there will be even more people trying to access the underground network. What plans are London Underground making to deal with all this increased traffic. Will the line be opened up to Ongar. As far as Theydon Bois is concerned the station is tucked away and is poorly served by roads. The proposals in the plan could make this a nightmare for the village and its residents. My husband and I regularly make use of the retail facilities in Epping and Loughton and have noticed how congested the roads are even now. The plan lacks common sense. Village residents have to use a car to shop. Commuters have to use their cars to access the underground. Sensible car parking arrangements must be a priority for the plan and yet the plan appears to imagine that we will all be walking or cycling to the station. Evidence of how London Underground will

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

respond to the increases proposed should be a core part of the plan. Without improvements the increase in homes should be a non starter.

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

Overall I am disappointed with the plan. It contains many fine words but totally ignores practicalities. The plan could be more accurately described as wedging in as many homes as possible regardless of the consequences for current and future residents. Getting to work and shopping will become a nightmare. There should be no development on this scale unless the appropriate infrastructure can be put in place in advance. I would have thought that a new town or several new villages would have been a better and more practical way forward and am surprised this has not been the option chosen.
