

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

Stakeholder ID 2013 Name Dominique Capocci

---

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:

**Plans are not in line with protecting Epping Forest Distruct's Green Belt or environment, therefore it will be detrimental to the quality of life of residents.**

---

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:

**Current village facilities are already stretched and congested. Theydon Bois Primary is oversubscribed.**

---

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

**Strongly disagree**

Please explain your choice in Question 3:

---

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

Stakeholder ID 2013 Name Dominique Capocci

---

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

Epping?

No

Buckhurst Hill?

No

Loughton Broadway?

No

Chipping Ongar?

No opinion

Loughton High Road?

No

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

**Current small local businesses should be supported, rather than undermined by creating Primary Shopping Areas.**

---

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

**Strongly disagree**

Please explain your choice in Question 5:

**Proposals for new employment development on Green Belt sites will have negative impacts on local job opportunities and transport links. Employment opportunities should be directed to larger sites within the towns of the District.**

---

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:

**Epping is already overpopulated and crowded.**

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 is known for its 'country' feel and Green Belt areas; 4 of the sites are in the Green Belt which would be detrimental to the rural setting of our lovely village. 360 new houses would increase our village by 23%. Our school and nurseries and local secondary schools are already oversubscribed and resources stretched. The proposal is not sustainable.**

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)

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

**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:

The plan is far too general; it is not specific. ....Redacted.... at the village school I am aware of the pressures and time scales - there are no provisions to ensure the necessary infrastructure will be ready in time.

---

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 underground and transport links in and around Theydon Bois are already strained and operate at full capacity, often congested. Parking is limited and the station is understaffed - it will not be able to cope with anymore users. A 23% increase in the size of our village would put more pressure on local towns and villages and won't be able to provide services as required.

---

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