

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

Stakeholder ID 2005 Name Grainger Davies

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?

Agree

Please explain your choice in Question 1:

Your strategic planners have made a reasonable stab at a huge task.

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

Agree

Please explain your choice in Question 2:

I generally agree but still believe that there is insufficient emphasis on infrastructure links surrounding Central Line and therefore access to Central London, and soon via the Stratford connection to Crossrail to employment centres west of London. That simple fact will inevitably weight development towards the south of the District.

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

Agree

Please explain your choice in Question 3:

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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?

Yes

Loughton High Road?

No opinion

Waltham Abbey?

Yes

Please explain your choice in Question 4:

You have selected the obvious centres. However, the Plan needs to make ample provision for parking. The following relates specifically to Ongar where I live: The proposal for 600 new households in Ongar will stress the existing highway and parking systems in Ongar, possibly to saturation point. The plan needs to make provision for "down town" parking even if highways matters are ruled out of the Local Plan. Otherwise the new housing will simply lead to total gridlock.

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 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)

Yes

Please provide reasons for your view on Chipping Ongar:

Your Strategic Planning Team are to be congratulated on finding what I consider a reasonable total for new housing in Ongar in view of the nonsensical population projections of Central government. They are also to be praised for heeding advice on surface water disposal and flooding risks by steering clear of the Main River Roding and Cripsey Brook. However, I have concerns on the suggested proportion of 40% Affordable Housing for the following reasons. The proportion of affordable housing to new house completions in any area will have a substantial social effect. If that proportion exceeds substantially that of the existing housing stock, there will be an inevitable impact upon the social character and demography of the entire population which may upset the existing balance. That impact will be more significant the greater the new build is in proportion to the existing. The plan seems devoid of data on ratios within the existing housing stock so no comparison between existing and proposed for Ongar can be deduced. Therefore the plan for 40% affordable housing in Ongar is questioned. What is its justification, where did it come from and what is its social effect on the host population? Adequate community facilities should be matched to the ratio and a plan made for

the transition to new norms, otherwise it may lead to ghetto style isolation, social problems and criminal activity in extreme circumstances.

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 opinion

Please provide reasons for your view on Theydon Bois:

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?

Agree

Please explain your choice in Question 7:

Contributions to Infrastructure Although the Local Plan will not give precise details for each development area eg entrances to and ways out from each area, the Plan should stress the need to carefully consider these aspects at the appropriate time. Although obvious, the time to settle Contributions to Infrastructure whether it be roads, safe routes to school, drains, sewers, wastewater treatment works, balancing ponds and SUDS is BEFORE permission on specific sites is granted. This needs to be properly formalised through S106 Planning Agreements under the Town and Country Planning Act. Ongar lies at the cruciform of the north/south A128

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and the east/west A414 so the preservation of these trunk routes is fundamental if traffic chaos and overloading is to be avoided. A similar argument applies to the disposal of surface water as just south of Ongar is the confluence of Roding Main River and the unruly Cripsey Brook.

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?