

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

Stakeholder ID 1973 Name Valerie Lynch

Method Survey

Date

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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 would be good if the transport infrastructure to all enable those in the area easier access to jobs other than in London were also included. This is particularly the case when one considers the considerable load of housing being planned for North Weald. There is talk of the strategic vision including the Cambridge Essex corridor. In general (please see Invest Essex) this includes a triangle Harlow - Cambridge - Chelmsford with tentacles beyond. However public transport to these areas is exceedingly limited to the point of impracticability. Yes there is mention of improvements to roads but the only mention of rail is of Cross-rail 2 which does NOT go to these places. The Hi Tech and Biotech industries located in Chelmsford would provide ideal work opportunities. However we desperately need a rail/ tram/link between Epping/Harlow/Ongar/ Chelmsford. If something is not done to support such a link, it seems likely that Epping Forest will remain a dormitory for London, the vision and diversity of employment will NOT be achieved.

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:

We need houses that's for sure, and there are problems as we are surrounded by green belt but the some of the options chosen do not take into account the impact on withing the towns and villages. The removal of green spaces in Debden/Loughton when green/open spaces are known to be supportive of good mental health is one example. So equitable removal of green belt around every town and village is required rather than what I can see as rather unequitable in the current plan e.g. Theydon circa 360 North Weald circa 2000. I will start with the transport links. Given that the lack of transport links leaves the best access to jobs in London, the point about locating housing nearer to Harlow is therefore unfounded. I presume is the reason why there is such a disparity between the number of houses planned for North Weald and Theydon. Both are currently

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villages of similar sizes and both protected by green belt, therefore one cannot in any way argue that development across the district is equitable. Indeed there is an argument given that the transport links from Theydon to job opportunities are so much better etc that the distribution should be the other way around. I strongly believe that the words in the draft local plan whilst sounding good are in no way supported by evidence. This is a plan for the village of North Weald to take an unfair share of the housing, become overloaded and without supporting high quality transport links to jobs. .

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

Agree

Please explain your choice in Question 3:

Given that the public transport links to the parts specified are generally of a higher quality and that industry in Harlow town/Stansted is growing this would seem sensible.

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

Epping?

Yes

Buckhurst Hill?

Yes

Loughton Broadway?

Yes

Chipping Ongar?

No opinion

Loughton High Road?

Yes

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

Epping High Street with shop-front parking works extremely well and is the reason why I do all of my shopping locally from presents, to clothes, food etc. Changing its character would remove the option of popping in on a daily basis and would I'm sure turn Epping from a thriving high street with great boutiques to one which is more struggling. To ease traffic congestion a bypass of the town is needed. It is used as an M11-M25 cut through. Debden is also a great place to shop for similar reasons. Debden also has its traffic issues but they by-pass the Broadway. Loughton also gets congested but better traffic management particularly at the 5-way lights would go some way to alleviate this. We are very lucky in the district to have such fine high streets that one can easily access on a and incorporate easily into the busy lives we all lead. Take away the easy access and you take away the motivation to drive through town and shop.

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

Agree

Please explain your choice in Question 5:

I am a local employer in the district. Better business development plans are required for the district in order to create jobs. This however should also be linked to better transport links. My staff have to use public transport from going in and out of Stratford to get across the district/county this is ludicrous. The cost of getting from Ongar/North Weald to Theydon Bois by public transport is equivalent to the cost of a journey from Epping to Ealing Broadway, also ludicrous. Jobs and peoples ability to travel there go hand in hand.

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

Please provide reasons for your view on North Weald Bassett:

Building over that side of the village is not itself a problem really the size of the development which means that it juxtaposes the flood relief scheme. There really should not be development so near to the flood relief scheme. If you visit the flood relief scheme during flood times one sees the issues. Luckily we have not had a major flood over the past few years, but North Weald is often on the verge of it. I believe that it would be very wrong to build near the area. THERE WILL BE PROBLEMS AND IT IS VERY UPSETTING TO BE SEVERELY FLOODED. I have already commented above about the lack of infrastructure and transport links required to

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support such a large development. The location of such a large development in the village is unjust and cannot be supported. The number should be equitable with Theydon.

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?

Disagree

Please explain your choice in Question 7:

I agree with the sentiments here but do not agree that they are supportable through the other parts of the plan. North Weald cannot support the number the development with the current plans.

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

-Yes I would welcome reading this to see how the jobs, quality of life, and low impact on the environment can be sustained with these plans. I do not see how they can.

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

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