

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

Stakeholder ID 1507 Name Rameen Naylor-Ghobadian

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:

I consider the protection of the greenbelt should be a higher priority, so as to preserve the character of the area and the prevent it merging with other settlements.

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:

I consider there is a disproportionate focus on Epping, which will damage the character of the area. An extra 1,600 plus houses will increase the population by more than 50%.

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

Strongly agree

Please explain your choice in Question 3:

Harlow is a new town and has good transport links and plentiful land. Expansion of Harlow will not damage it's character and will support it's local economy.

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

Epping?

No opinion

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:

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

Agree

Please explain your choice in Question 5:

It is important to avoid the area simply becoming a commuter town, so there is a need for local employment.

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:

The development around Ivy Chimneys (SR-0069, SR-0069/33, SR-0333Bi) is unsuitable as: (a) The distance from the underground (circa 20 - 25 minutes walk) and from the town centre (circa 25 minutes walk) will mean there will be a significant increase in traffic on Ivy Chimneys Road for those who use the underground or visit the town centre. Existing public transport in the area is under used (bus occupancy at times is zero) and there is no evidence of wide spread cycle use (other than those who are cycling for recreational purposes in Epping forest). Accordingly car use would inevitably increase significantly. The road is very narrow in places, it does not have pavement on both sides of all parts of the road and many dwellings without off-street parking and has a primary school. The increase in traffic will cause frequent traffic jams and pose a safety risk, including to those who use the primary school; (b) there is a lack of infrastructure in the immediate area - the nearest shops are in excess of 1 mile away. If additional infrastructure is provided, this will detract from Epping high street and could risk turning Epping into two towns; (c) the existing green belt land is a strategic buffer between Epping and Theydon Bois - expansion here will risk eventually merging the two settlements, in much the way Loughton and Debden are increasingly merged; (d) The removal of drainage would result in a

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substantial flood risk - the latest new development on the site of the Spotted Dog has had to have substantial drainage built on the surrounding land; (e) the development would remove a valued amenity which is regularly used by local residents, especially dog owners' (f) the presence of the M25 motorway and power lines would limit development potential; (g) Ivy Chimney's currently has a semi-rural character - with equestrian land and a single ribbon development and proximity to Epping forest and distance from the town centre and underground - development would remove one of the few remaining parts of Epping which has this characteristic; (h) the intensity of development proposed (358 houses) would represent circa 13% of Epping's population in a semi-rural area - which would inevitably cause a significant sprawl which would undermine tourism, due to the close proximity to the forest.

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 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:

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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?

No opinion

Please explain your choice in Question 7:

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?