

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

Stakeholder ID 1478 Name Elaine Coulson

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?

Disagree

Please explain your choice in Question 1:

Does the proposal of the new sites really fit with the vision to provide enhanced quality of life for EFDC residents - it would seem not and certainly does not protect the Green Belt.

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:

Has sufficient effort been made to add additional dwellings within existing developments where the existing density may well be lower. It would be preferable to build a "garden village" environment in the lower density parts of the district rather than try to take up every available green space in heavily densified areas.

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

Agree

Please explain your choice in Question 3:

Given that Harlow wishes to expand then this would seem to be a sensible option as long as Green Belt land is not taken. Has enough emphasis been put on selecting existing developments that could be expanded with the correct infrastructure in place.

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

Stakeholder ID 1478

Name Elaine

Coulson

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

Epping?

Yes

Buckhurst Hill?

Yes

Loughton Broadway?

Yes

Chipping Ongar?

Yes

Loughton High Road?

Yes

Waltham Abbey?

Yes

Please explain your choice in Question 4:

It is encouraging to see that protection of local retail services is supported BUT there must be adequate infrastructure in place to support this i.e parking facilities, transport links etc.

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

Strongly disagree

Please explain your choice in Question 5:

How can we allocate new sites near to transport links when most of the potential sites have been designated as residential development sites. This would seem to be in conflict with the draft policy E1

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:

Whilst sympathetic to the need for more housing in the district it seems that for Epping the idea is to "grab as much of the green space (especially that land proposed by the relevant landowners) as possible rather than think about enlarging some existing developments. Also the number of dwellings allocated for Epping of 1663 does not give enough details of what type of dwellings. The ratio of dwellings per site based on the amount of land is also very inconsistent. Is there more documentation for the proposed dwellings plan for each of the sites - if so it would be easier to judge the merits of each one individually. The Green Belt should be protected as it is not just for local residents but was also set out so that people from the inner cities could also have the benefit of open spaces. The other main objection for the Epping proposed sites is the totally inadequate

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

infrastructure that would be under even more pressure than it is already. Has enough effort been given to preparing a revised infrastructure plan - traffic is a complete nightmare within Epping, the Central Line is at full capacity in rush hour at Epping, let alone further down the line. Doctors appointments are extremely hard to get without anticipating that you might need one in a months time!

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:

Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots (Draft Policy P 12)

No opinion

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

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:

As a local resident I find it inconceivable that the ARUP report finds existing provision adequate for the increased development, especially when it comes to doctors appointments (you need to plan in advance to be ill), public transport links in particular the Central Line as anyone who uses it on a daily basis will tell you. When will the detailed Infrastructure plan be made available and will there be any consultation?..As the draft local plan is for the next 17 years then it is essential that enough thought & effort goes into the infrastructure plan to make it work for everyone. How will the existing sports facilities which are designated for residential dwellings be replaced & more importantly where? Using more Green Belt for this is not acceptable.

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

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

I am disappointed that the plan seems to have many gaps & lack of analysis in some parts. I am staggered that TFL have stated that the Central Line in the district is around 40% - this is unbelievable. The car park is full at 7am every morning so how do they plan to cope with all the additional passengers that the proposed developments will bring as even a 15% increase will mean a huge increase in passengers. Has any thought been given to bringing the Harlow transport links to London within the Oyster card scheme as this could help reduce the numbers travelling to Epping (and trying to park their cars) on a daily basis.
