

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

Stakeholder ID 1447 Name Kevin Ellerbeck ELA Design

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:

We must provide the housing required by Government

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 agree in general, but in Nazeing for example (where I live) preference has been given for the release of green field green belt land purely on the basis that the land is located in Flood Zone 1. It would be better to release brownfield land (previously developed land) located in Flood Zone 2 in preference to the release of prime green field sites that should be protected, if possible, and only released if these brownfield sites are not available. Examples of these brownfield sites in Nazeing are:- 1. Broxlea Mushroom Farm - SLAA Site SR-0209 2. Chimes Garden Centre - SLAA Site SR-0438b 3. Nazeing Glassworks Site - SLAA Site SR-0508

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

Agree

Please explain your choice in Question 3:

It makes sense due to sustainability

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Ellerbeck

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:

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 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

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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:

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?

Housing Generally

The Draft Local Plan makes no reference or comment with respect to the Housing & Planning Act, nor does the DLP take into account the policies that it must include with respect to comply with this Act. Why? In particular, there is no reference or provision for Starter Homes. Why? In addition, there is no reference or provision for Self-Build Homes other than the passing reference in the Housing Policy Section of the DLP. Why? The provision of Self-Build Housing, in adjoining Districts such as Broxbourne, have attracted a specific section in the Draft Local Plan for the provision of this self-build housing on derilect or redundant glasshouse sites. As Nazeing has a considerable amount of these former glasshouse sites, a large number of self-build homes could be provided on this derilect previously developed land, and this could prevent valuable green field sites from being released from the green belt.
