

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

Stakeholder ID 53      Name Stephen      Lockwood

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Method Survey

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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 proposals appear to be on land which has always been protected by green belt. Large areas are identified for future housing, and this is not just a few properties squeezed into areas which has been the case previously in areas on Loughton Lane etc. (typically new developments have been 2 or 3 houses previously). There is already much higher pressure on the central line compared to 5/10 years ago (route to London), and there are also issues with traffic on roads and obtaining doctors appointments in the area (typically 3 weeks for doctors appointment these days - it used to be same day). These have both worsened in recent years in my experience. Although I voted to remain in the EU, now the vote is to leave I wonder if this plan should be put on hold until we know the outcome of the negotiations and the likely quantity of extra property capacity required. I wonder whether these proposals were produced prior to the vote on 23rd June.

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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:

Proposals for Epping and Theydon Bois look to be very heavy development, and these areas will have a reduced rural feel to them with these proposals. Epping looks to be increased by an area of around 50% having reviewed the plans. If this is typical for all areas of the country then I don't believe the infrastructure is in place to support such development. My colleague at work has today shown me similar plans for development where he lives in West Malling in Kent. So this could be typical for many areas I would think. The proposal there is to build on farmland.

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

**No opinion**

Please explain your choice in Question 3:

I do not know the area so well here, although the traffic between Epping and Harlow is often heavy and slow based on existing levels.

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

Epping?

Yes

Buckhurst Hill?

**No opinion**

Loughton Broadway?

Yes

Chipping Ongar?

**No opinion**

Loughton High Road?

Yes

Waltham Abbey?

**No opinion**

Please explain your choice in Question 4:

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

**Agree**

Please explain your choice in Question 5:

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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:

Development proposals are very heavy in this area, and existing facilities and roads already struggle in this area.

Loughton (Draft Policy P 2)

**No**

Please provide reasons for your view on Loughton:

Local green space will reduce, which has made the area pleasant even on areas where high density housing is located such on the Debden estate near Davenant school. This area is popular for locals walking dogs in a high development area, and this grassed area would be lost under proposals.

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**

Please provide reasons for your view on Theydon Bois:

Loss of existing farmland and expansion of houses to this scale will alter the current village atmosphere that people have sought when moving here. Access to the areas proposed will also be difficult, since they are off the main road linking Abridge to Theydon Bois. I also don't see how the extra capacity can be expanded on the central line which is already much more crowded when compared to 5/10 years ago. These areas are

adjacent to the central line station so it is likely that new proposed residents might move there to make use of the transport links to London.

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:

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7. Do you agree with the approach to infrastructure provision being proposed in the plan?

**No opinion**

Please explain your choice in Question 7:

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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?