

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

Stakeholder ID 2427      Name PHL      Bryan      Sworders

---

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](mailto:ldfconsult@eppingforestdc.gov.uk)

### Survey Response:

1. Do you agree with the overall vision that the Draft Plan sets out for Epping Forest District?

Please explain your choice in Question 1:

---

2. Do you agree with the overall vision that the Draft Plan sets out for Epping Forest District?

Please explain your choice in Question 2:

---

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

Please explain your choice in Question 3:

---

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

Stakeholder ID 2427

Name PHL

Bryan

---

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?

Strongly agree

Please explain your choice in Question 5:

We agree with the strategy to support the redevelopment, renewal and extension of existing employment sites before identifying new sites. In particular we support the identification of Weald Hall Farm Industrial Estate (site SR-0415) as an existing employment site appropriate for intensification. We can confirm that this site is available for this use and is in single ownership.

---

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:

We agree with the proposed identification of Weald Hall Farm Industrial Estate (site SR-0415) as an existing employment site appropriate for intensification as per paragraph 5.118 and figure 5.15 of the consultation document. However, the employment allocations have not been carried through into Draft Policy P6. We understand that the council are undertaking further work to enable specific allocations to be made and to further consider opportunities to intensify and extend existing sites. Weald Hall Farm Industrial Estate (site SR-0415) is suitable and available for intensification. The site is a substantial commercial yard and has scope for being allocated as a commercial site within the Local Plan, with the opportunity to enhance some of the existing buildings and facilities. The yard in isolation, is unlikely to be viable as a residential scheme in its own right (due to loss of income yielding commercial buildings), but in conjunction with other land, could be redeveloped to provide a partially brownfield and sustainable mixed use scheme. The site is not constrained by legal constraints, random strips, public rights of way of is not reliant on the delivery of other land. It is available immediately; the landowner is willing to develop the land (or sell the land for development) at a time when development is in prospect. Allocating the site will help achieve some of the Draft Plan Objectives in relation to Economic Development such as meeting the objectively assessed economic needs in the District and to encourage the growth of local businesses and start-ups, through the provision of a range of flexible and affordable business facilities. Intensification of the site could increase the economic potential of the site, therefore maximising its ability to help meet the districts economic needs. It will help improve the self-sufficiency of North Weald Bassett through providing a mix of affordable employment units to help deliver the vision for the settlement. It will also contribute to ensuring diversity in the local economy through supporting employment in the more rural areas of the district, one of the objectives set out in the Interim Sustainability Appraisal. The Employment Land Review identifies that a small but significant proportion of employment sites offer opportunities for intensification of development and/or redevelopment at higher densities. This includes Weald Hall Industrial Estate which is identified as a short-term opportunity utilise the land at the back of the site boundary that could be better utilised to accommodate more SME style units with a floor space capacity of 5,572 square metres. Exploiting this opportunity would accommodate the needs of existing businesses to

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

ensure their future retention in the District, where they require additional floor space in the future to meet their business expansion requirements.

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?

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.

The Interim Sustainability Appraisal (SA) fails to consider the economic needs of the district. It states that the Council did work with Arup to develop and apply a site selection method for employment site options, the SA has focussed on the housing site options as ultimately there was an aim to define reasonable alternatives for the distribution of the identified housing requirement of 11,400 homes. However, this does not explain why employment site options and reasonable alternatives have not been assessed, nor why they have not been included in the Draft Local Plan policies. The SA looks in detail at alternative options for North Weald, concluding that lower growth would have a reduced positive effect for the communities in and around North Weald Bassett but potentially benefit other areas with better public transport links and that a higher level of growth is likely to have an enhanced positive effect for communities in North Weald Bassett maximise identified opportunities as well as better address existing issues for the town in relation to poor access to

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

public transport and services/ facilities. It judges the preferred option of a “middle ground” approach as being most sustainable but in doing so makes no assessment of how employment growth contributes/would be affected by these scenarios. The final SA must consider the economic needs of the district and scrutinise the site options proposed.

---

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