

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

Stakeholder ID 2411 Name James Langrish-Smith

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:

If put into practice, the draft local plan will cause the destruction of much of the Green Belt and this contradicts the the plan's visions which is to 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:

It would be totally unjustifiable to build 360 new homes within Theydon Bois and around its outskirts and the potential destruction of Green Belt areas has no regard for sustainable development. It would be wiser to concentrate new development in the District's towns which are characterized by strong facilities and infrastructure such as more schools, better transport links and more abundant healthcare facilities.

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

Disagree

Please explain your choice in Question 3:

Any destruction of the Green Belt is not ideal, although it would be more sustainable to concentrate development on towns.

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

Epping?

No

Buckhurst Hill?

No

Loughton Broadway?

No

Chipping Ongar?

No

Loughton High Road?

No

Waltham Abbey?

No

Please explain your choice in Question 4:

The emergence of Primary Shopping Areas in theory should assist with the concentration of retail development in these areas. However, it should be introduced in order not to threaten existing local facilities already in existence with the District's smaller settlements. This method of locating housing and employment sites threatens the Primary Shopping Areas and the focus of the local plan should assist Primary Shopping Areas by concentrating housing and employment development in the towns and settlements with Primary Shopping Areas.

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

Strongly disagree

Please explain your choice in Question 5:

Transport, infrastructure and employment prospects will be be negatively affected by EFDC's plans for employment development on the Green Belt as they are unsustainable. It would be more sensible to focus new employment opportunities in and around the District's towns which are capable of and eager to expand in a sustainable fashion.

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

Please provide reasons for your view on Theydon Bois:

4 of the sites within Theydon Bois are in the green Belt and they would suffer greatly should they be developed for homes. The beauty and peace of the village would be greatly affected by the destruction of the Green Belt. 360 new homes in and around Theydon would increase the size of the village by almost a quarter which is completely unsustainable and would contradict EFDC's vision for present and future development. From personal experience of living in the village, the train station is already running at capacity during rush hour, the local roads can become heavily congested, parking is becoming evermore difficult, our electricity is frequently cutting out, the doctor's surgery is very busy and the primary school cannot absorb many more

children. The sites are in the local plan only because they have been proposed by landowners who stand to profit greatly from any development and this is not the correct method of ensuring sustainable development.

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?

Strongly disagree

Please explain your choice in Question 7:

There is no specification for infrastructure requirements with the plan. This topic is generalized and hard to quantify within new development. There is a distinct lack of provision to ensure that the required infrastructure will be implemented.

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 does not support the wide dispersal of development in and around the various-sized villages of the District. Within Theydon Bois the roads and train station can become heavily congested during rush hour.

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

The policies are lacking severely in detail. A more detailed and consistent approach is required to development and sustainability. This would ensure that the charm and quality of life within villages such as Theydon Bois is maintained or enhanced. It is noticeable that no mention is given to parking provision with the detailed policies of the local plan.

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