

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

Stakeholder ID	3482	Name	Paul Elliott
Method	Letter		
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Letter or Email Response:

Dear Sir/Madam, Before setting out my views on the Local Plan consultation, I should point out that I have spent a considerable amount of time completing your online document, only for the entire document to vanish into the ether upon saving and attempting to submit for your perusal. I do hope this problem hasn't occurred for many residents of the local plan area. It could rather cast doubt on the validity of the consultation process. To address the points raised within your online consultation document:

1. Overall vision... I strongly disagree. Protection of the Green Belt features heavily within the plan and figures are quoted of a 1.5% loss of Green Belt areas. Within my local area, I only wish that were true! I shall return to this, more fully in Question 6.
2. New Housing distribution... I strongly disagree. Within my local area of Theydon Bois in excess of 300 new houses are proposed. I am led to believe that there are currently something in the region of 1,600 dwellings making up the village environment. I consider the proposed dwellings to be too large an increase in numbers for such an area.
- 3-5 Harlow development, employment etc. I am sure the residents of Harlow are far better equipped to comment on these issues than I. Development of existing areas within towns would seem, to me, one of the better options. However, how much further loss will there be of Green Belt areas?
6. Proposed sites in Theydon Bois area etc. I strongly disagree with the proposed expansion of Theydon Bois, as outlined in the local plan. Having viewed Cllr. Philip's piece to camera, I was originally pleased that the plan would be for development to occur 'how and where we want it to'. It would be 'sensitive', 'sustainable' and in as 'fair a way as possible'. Upon viewing Fig 5.17 of the local plan (specifically in relation to the Theydon Bois area) it would appear that areas SR-0070, SR-0026B and SR-0026C seem to be, in fact, one large area for development, these named areas separated only by the Central Line. I understand currently, this all to be Green Belt land? Area SR-0228i, adjoining the above areas, I assume includes the current parking facilities at Theydon Central line station. For the residents of Dukes Avenue and Forest Drive it is difficult to see how this is 'fair' or indeed 'sensitive'. All of the proposed expansion of Theydon appears to border these two residential roads, to the east of the village. fair? By my calculation this proposed development equates to around a 20% + expansion of Theydon Bois. I hear frequently from our elected representatives that there is a risk of Central Government imposing development on us, if this plan is not delivered. I would suggest that for the inhabitants of Dukes Avenue and Forest Drive it is difficult to imagine much worse. All Theydon Bois residents will be familiar with the difficulties surrounding Doctor 's appointments. Are we to receive comparable expansion in health care to alleviate the stresses of this proposed increase in local housing? During peak times it is hard to envisage more capacity being available on the Central Line and even is possible, I do not think this is within the remit of Epping Forest District Council. The local primary school also appears to be close to full. Theydon Bois does appear to suffer quite frequent power outages also. I have never been sure why this is. Would expansion of the village help in this regard? I have enjoyed 30 years in Theydon and my family have known happy times here. I believe this

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proposed development to be far in excess of that which the village could assimilate and still maintain its unique character. I fear we are in danger of losing the very thing that attracted us to the area in the first place.