

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

Stakeholder ID 3074 Name Astra Davidson-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](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?

Strongly disagree

Please explain your choice in Question 1:

The 'vision' stated above does not match the proposal, there is lack of detail on the infrastructure which would need to meet the needs of the additional housing and residents and the development itself will be on green belt land.

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:

As stated above, greenbelt land is being used, the additional housing proposed in Epping is too large for a town of this size and scope.

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

No opinion

Please explain your choice in Question 3:

I do not live in Harlow so have not got a strong opinion on this part of the development.

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

Epping?

No

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:

Epping is a fairly quaint market town which retains some character, additions to this would take away from the very reason we moved here in the first place and it's general appeal. As for new shops that isn't just the issue at present my family have been unable to register with an NHS dentist in Epping as there is only one and that isn't taking on any more patients so not sure how the area would cope with more population and squeezing more shops on the high street will not serve the community.

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

Strongly disagree

Please explain your choice in Question 5:

In terms of employment in Epping this would be limited and most new residents would likely commute, as our road (opposite one of the proposed development sites) currently has major issues with commuters using it for parking and making it difficult for residents I am not sure how it would cope with the extra use and demand.

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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:

As a resident of ....Redacted.... we already struggle with the fact that this small and essentially one way road is used as a cut through and parking for commuters using Epping Underground station. This creates parking, congestion and speeding issues. More residents would exacerbate this greatly. We already deal with limited local facilities which is a trade off for the quaint town feel of the place - there are no available NHS dental places for our family in the area and more residents and some shops will not help this. Being near the M25 is an issue in terms of pollution, at present the fields in front of our road act as a green filter and also pleasant

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walk for my son and I, we would be no longer have this. In addition during the building process our road would also be congested with building transport and noisy and dirty due to construction.

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**

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?

Strongly disagree

Please explain your choice in Question 7:

This aspect of the plans is as far as I can see vague and insufficient in terms of what actually needs to be done - will you be widening Brook Road to accommodate the extra traffic? How will this work with the railway bridge. Dentists needed not just doctors? Ease of getting a doctors appointment weighed up against having a huge development directly in front of our home, losing the greenbelt in front of our home, noise and mess of construction, reduced property value, harder to get a school place (again infrastructure plans are woolly at best) and losing the character of our high street doesn't really add up.

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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.

I am not sure how removing greenbelt, building on a flood plain, adding homes to an already narrow and congested road and pressure on resources of a small market town and plans to add more chain shops to the high street to destroy it's remaining character are sustainable?

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

5.14, 5.15, 5.27 P1

Whilst understanding the need for new homes the proposal lacks true consideration of retaining the character of Epping, real detail on how 250 homes on Brook Road would be adequately accessed given the existing roads size, congestion and speed issues, aside from adding some more shops how the health and education needs of the new and existing populations would actually be met, the homes on Brook Road are being built on a flood plain and very near the M25 is this really appealing for home owners?

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