

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

Stakeholder ID 2585 Name Phillip Peters

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:

The plan for Loughton at present, in particular the plans for the Debden greens involves the removal of green space. Removal of such space in my opinion would diminish the quality of life of local residents and not enhance it. This is a view supported by public health England who have submitted evidence to the select committee on Communities and local governments inquiry on public parks where they highlight the importance of the ease of access to green space for mental health. Whilst Epping forest offers access to local residents it is not easily accessible to elderly residents in the Debden area unlike the greens you are proposing to build upon. This is even more important as you projected plan shows that the elderly population of the district is set to rise by 5% by 2033. More information on Public Health Englands opinion can be accessed here <https://publichealthmatters.blog.gov.uk/2016/11/09/green-space-mental-wellbeing-and-sustainable-communities/>.

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

Disagree

Please explain your choice in Question 2:

There are disused industrial areas on the langston road site which could have been developed for housing in place of the green areas in Debden, for example the former Clintons card site. Why has this not been a proposed site for housing in your plan before the green sites?

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

Disagree

Please explain your choice in Question 3:

According to the plan more housing is planned in the Epping Forest district area than in the Harlow district area. I am unsure how this can claim to be supporting the development and regeneration of areas of Harlow if more housing is being built away from Harlow than in it. Secondly, I feel the addition of so many homes in the Epping Forest area with no increased capacity on public transport, in particular the central line will only seek to increase the amount of pressure on already congested roads.

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

Epping?

No opinion

Buckhurst Hill?

No opinion

Loughton Broadway?

No

Chipping Ongar?

No opinion

Loughton High Road?

No

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

Given the fact that a number of shops have already closed in the areas due to the competition from shops in Central London and at Westfield Stratford I fail to see how your proposals will make the area more competitive and fear it will simply lead to a loss of green space for the sake of more empty shops.

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

Agree

Please explain your choice in Question 5:

I agree that your proposal does provide greater employment opportunities in the short term during the development stage, but after the building is finished job opportunities will only exist where retail areas are profitable and enterprise zones will only benefit if the transport infrastructure is there to support them.

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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

Please provide reasons for your view on Loughton:

You intend to remove vital green space from the Debden area which provides much needed recreational space for local residents. Green space which in my opinion and that of public health England is vital for good mental health, please see <https://publichealthmatters.blog.gov.uk/2016/11/09/green-space-mental-wellbeing-and-sustainable-communities/>. The green areas in Debden are frequently used by dog walkers, children and the elderly to enjoy with ease, removal of the green would limit access of all residents to green spaces which is at odds with the advice given by public health England to the select committee of Communities and Local governments enquiry on public parks.

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:

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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?

No opinion

Please explain your choice in Question 7:

The level of infrastructure seems insufficient for the increase in population. In particular you are proposing to build on green areas in Debden when in April 2017 transport for London has announced it will be removing the 167 bus route through Debden which will force more residents living near Jessel Green, a space you are proposing to increase the number of residents, onto a single bus route which will run less frequently.

8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this.

Given the removal of green space and the lack of consultation with transport providers, I'd have to say that I do not see how your draft plan is sustainable. As a local resident I would therefore urge the council to reconsider its plans for developing the Debden area.

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

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