

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

Stakeholder ID 2636 Name David Markovitch

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?

No opinion

Please explain your choice in Question 1:

Protection of the Greenbelt and green areas are essential to ensure that the area stays as pleasant as it is. Building needs to be treated with great care to prevent the area becoming overdeveloped. For example, a trip to somewhere like Hampstead shows a stark difference between what were once similar areas. It is noticeable how every piece of land along the residential streets has been built on with so few green spaces left.

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

No opinion

Please explain your choice in Question 2:

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

Strongly agree

Please explain your choice in Question 3:

The existing towns Loughton, Epping, Theydon Bois etc are already crammed enough with houses built up over numerous years. Harlow is a relatively new town and with careful planning it could be expanded further, an example of this is Church Langley.

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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:

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

**No opinion**

Please explain your choice in Question 5:

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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:

The green areas (Borders Lane field etc) should remain untouched, they are what make the town beautiful and not a crammed jungle of buildings. The building in Traps Hill park is a terrible idea, increasing cars into the the town centre whilst reducing parking spaces is not to be encouraged. Any reduction in space at Loughton Station Car Park for commuters by building flats on it again is a terrible idea and will put pressure on

the surrounding streets. The idea that planners have that people who live in flats near stations won't want cars is not borne out in reality. More building=more cars and spaces required for them!

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:

7. Do you agree with the approach to infrastructure provision being proposed in the plan?

No opinion

Please explain your choice in Question 7:

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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.

1 - No urban intensification of our town please - an out of town garden village is a better alternative for Loughton which has become much too crowded with all roads & services under stress. 2 - No building on Loughton's public urban open space please - the green spaces are our parks, badly needed for recreation, the physical and mental health of large numbers of residents. 3 - Not enough infrastructure delivery - the District Council does not control these critical aspects and has no power to increase the capacity of roads, schools or doctors to cope with the proposed new homes. 4 - Central Line has no more capacity - for years a very overcrowded service at times when people must use it. This town has a lot of commuters - to add more will worsen travelling stress, degrade residents health & quality of life. 5 - Loughton's green spaces should not be in the Local Plan - they are needed more than rural Green Belt miles from residents. The Council values revenue from land it owns more than the wellbeing of 32,000 Loughton residents. 6 - Car Parks & flats on top - more parking and flats are welcome if only two storeys, any higher would destroy the open aspect of each site. Residents fear the Council and developers will be too greedy and want to impose 3 to 4 storeys. 7 - No High Buildings please - ask any resident how much they value the open aspect and leafy character of this town. A major reason for Loughton's appeal is because about 98% of all existing homes are no higher than two 2 storeys. 8 - Loughton's Urban Open Spaces need future protection - Loughton Town Council submitted the evidence for Village Green registration years ago. The District & County Council have not granted yet so please tell me why not?

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