

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

Stakeholder ID 1976 Name Jane Battersby

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?

Agree

Please explain your choice in Question 1:

It would be hard not to agree with the vision stated in 3.6 however delivery of the vision is not reflected in the plan itself. The number of new dwellings, the choice of many sites, the density of housing and the lack of adequate provision for the improvement of the infrastructure will NOT allow residents continue to enjoy a good quality of life. Many proposed developments DO NOT respect the attributes of the different towns and villages in our district. The distinctive and attractive network of town and village centres will NOT be maintained. The choice of car parks, green spaces and the size of some developments will have a detrimental effect. The Green Belt policy is not robust enough.

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:

It appears that Chipping Ongar has been allocated a disproportionate number of new dwellings, as has North Weald Bassett. Both are small towns with little or no employment. Building the number of homes proposed will completely alter their current character.

### Response to the Draft Local Plan Consultation 2016 (Regulation 18)

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

Agree

Please explain your choice in Question 3:

Harlow is desperately in need of regeneration and as it already supports more dense housing than other areas within the district, and has maintained green spaces, further development will not drastically alter its character. However this will depend on improvement of transport links including the new Junction 7A on the M11

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

Epping?

Yes

Buckhurst Hill?

Yes

Loughton Broadway?

No opinion

Chipping Ongar?

Yes

Loughton High Road?

No opinion

Waltham Abbey?

Yes

Please explain your choice in Question 4:

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

Disagree

Please explain your choice in Question 5:

it is obvious that increased employment to aid sustainability is the ideal, but it is not realistic. Many areas within the district are commuter areas due to the lack of employment opportunities.. Chipping Ongar is a commuter town and cannot support employment for the working population. There are limited sites available for development for employment within or close to Ongar. One key site which would have been ideal is the Fyfield Business Park, but this is now to be a housing estate limiting any remaining land for development of employment.

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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 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**

Please provide reasons for your view on Chipping Ongar:

Ongar is an historic market town with a population of approximately 7,500. It has numerous listed buildings, a conservation area, focusing on part of the High Street, including the castle which is a Scheduled Monument. I strongly believe that the historic and rural nature of this town should be protected for future generations to enjoy. The proposed developments will alter the town's character for ever. In the last 10 years since I moved here there have been at least 4 large developments and numerous smaller ones which have already made Ongar a less attractive place to live. Specific sites:- SR 0102 - Land rear of 57a and 57b Fyfield Road - Approx. 16 homes - Suggested alternative use. Whilst this is a small infill development I believe that part of this site should be considered for additional parking for the Ongar Health Centre, which currently has very limited parking and has also recently increased its patient number due to the closure of the practice in the High Street SR0848 - Leisure Centre, The Gables - Approx. 24 homes - Strong objection, site should be retained for community use and refurbished/enlarged when necessary. Relocating is unacceptable. Local schools walk here to use the facilities, including the new Ongar Academy which is being built without a swimming pool or fully equipped gym. Residents also walk to use this facility. If it was relocated elsewhere vehicles/public transport would have to be used. This would be costly, take more time and be contrary to reduced road usage, a key point of the Local Plan. SR0184 - Land adjacent High Ongar Road - Approx. 30 homes SR0185 - Land adjacent High Ongar Road - Approx. 124 homes SR0186 - Land adjacent Chelmsford Road (A414) - Approx. 12 homes These three sites merge into one and will form an estate of approximately 166 homes greatly increasing the number of vehicles accessing the A414 very close to the Four Wantz roundabout which is already very congested at peak times. the density of housing will be greater than other developments in Ongar and will change its character. SR0067i - Land to the west of Chipping Ongar - Approx. 73 homes - No objection SR0120 - Bowes Field - Approx. 135 homes - should be reduced in scale to run parallel to the A414 away from existing houses. This site, alongside SR0067i - Land to the west of Chipping Ongar, will again form a dense site of over 200 homes. Vehicles accessing and leaving the site will greatly increase traffic congestion on the A414 and the Four Wantz roundabout'. the Bowes Field site is Green Belt and supports a wide variety of flora and fauna. Water run off from this site will increase flood risk further down the hill. SR0390 - Greensted Road - Approx 175 homes Due to the very narrow, winding and dangerous nature of Greensted Road at this point, road user and pedestrian safety is a concern particularly access onto the A128 at the Two Brewers junction. it is yet another dense site. It should be scaled down so that it does not impact on the character of the town SR0842 - Car park at the Stag public house - Approx. 10 homes - Strong objection, will make PH unviable The Stag Public House is an old and attractive building located in Marden Ash, out of the town centre. The building of 10 modern homes next to it will spoil the street scene and the historic character of the Public House. the pub is sited by a blind bend and customers need to park off street when visiting the pub to reduce the risk of an accident. With no car park, custom will reduce and the pub is likely to have to

Response to the Draft Local Plan Consultation 2016 (Regulation 18)

close. General opposition :- I am opposed to the scale of the new housing proposed. Improvements in infrastructure such as additional school places, additional parking, better public transport and a bypass needs to be in place at the same time or before any increase in population. Ongar suffers with severe traffic especially at peak times. Noise, vibration and air pollution is intensified in Ongar's historic high street due its narrow and restrictive nature. This has an impact on residents living in the High Street, pedestrians and shoppers and also has the potential to further damage Ongar's historic buildings in this conservation area. There is already inadequate parking provision for users of the High Street shops and businesses. Schools are nearly full, doctors' surgeries are oversubscribed, especially since the closure of the High Street surgery, Ongar's water supply system is old and there are regular leaks with low water pressure. The land drainage system is old, and regularly blocks and floods the High Street and pavement after heavy rainfall. Ongar has a very limited and unreliable public transport system therefore car usage is essential to go anywhere outside of the town. I cannot support this plan in its current form

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?

Disagree

Please explain your choice in Question 7:

The policies regarding provision of infrastructure are vague. Infrastructure improvements appear to be totally reliant on other agencies over which Epping Forest District Council has no direct control or authority. I am opposed to further urban intensification unless adequate infrastructure is identified, discussed and agreed, alongside timescales for its implementation, to help minimise any negative impact on residents

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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.

This is essential before any further development.

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

I have found this the most frustrating online questionnaire to. It is no wonder that so few people have completed it. The sizing of the boxes make it extremely difficult and time consuming to write more than a few lines due to the fact you need to continually scroll up and down to check what you have written. I also strongly object to the American spell check. I fully appreciate that new housing is needed to provide homes for the increasing population but I would only support new housing provided it is in a controlled manner that the community and infrastructure can support. Current deficiencies in infrastructure already affecting the residents of Ongar will only be exacerbated by the substantial growth in population proposed by Epping Forest District Council's draft local plan.

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