

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

Stakeholder ID 4774 Name Robert Browning

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?

Disagree

Please explain your choice in Question 1:

The draft local plan shows housing built on Green Belt land. There should not be any loss of Green Belt land. Any development should be confined to brownfield sites only. Any development on Green Belt land will create a precedent that will open the floodgates to ever more developers wanting to build on the Green Belt. Both the roads and public transport are overloaded in this area and the proposed additional housing will only make things worse. Central Government policy of trying to cram more people into the south east of England is in my view, quite wrong.

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

Agree

Please explain your choice in Question 2:

If the additional housing is forced on us by Central Government then the approved is correct except there should be no loss of Green Belt.

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

Agree

Please explain your choice in Question 3:

The area around Harlow is the obvious choice, but where are all these new residents going to work? If they are going to commute to London this is going to further overload the existing public transport into the capital and

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

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will cause further parking problems near the railway stations. The local road network together with the M25 & M11 are already overloaded in the rush hours so development on this scale is only going to make matters worse.

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

Epping?

Yes

Buckhurst Hill?

No

Loughton Broadway?

Yes

Chipping Ongar?

Yes

Loughton High Road?

Yes

Waltham Abbey?

Yes

Please explain your choice in Question 4:

Improved local shopping is a good idea as it will reduce car journeys that local residents have to make at present. Increasing retail outlets in Buckhurst Hill is not a good idea as there is not adequate parking. Any new retail outlets should be proper shops not more restaurants and fast food outlets.

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

Agree

Please explain your choice in Question 5:

The creation of local jobs will reduce the need for commuting into London. In creating new employment sites there should be no loss of Green Belt.

6. Do you agree with the proposed sites in your area?

Epping (Draft Policy P 1):

Please provide reasons for your view on Epping:

Loughton (Draft Policy P 2)

Please provide reasons for your view on Loughton:

Waltham Abbey (Draft Policy P 3)

Please provide reasons for your view on Waltham Abbey:

Chipping Ongar (Draft Policy P 4)

Please provide reasons for your view on Chipping Ongar:

Buckhurst Hill (Draft Policy P 5)

Please provide reasons for your view on Buckhurst Hill:

North Weald Bassett (Draft Policy P 6)

Please provide reasons for your view on North Weald Bassett:

Chigwell (Draft Policy P 7)

Please provide reasons for your view on North Weald Bassett:

Theydon Bois (Draft Policy P 8)

No

Please provide reasons for your view on Theydon Bois:

Theydon Bois is a village with its own unique character which will be destroyed by large scale housing development. The current GP services are not adequate for the existing population and an influx of new residents on the scale envisaged will make things very much worse. The existing primary school is full so there will be an issue over where the children of the new residents will be educated. Any housing built in Theydon Bois by developers currently has prices starting at £500,000 for a flat and £1,000,000 for a house. This will not help first time buyers and others in housing need, apart from the very wealthy. It will simply give large profits to the developers. There is one type of housing development of small semi-detached bungalows. Many older residents would like to down-size and stay in the village, but there are few suitable properties. Many of the existing stock of houses and bungalows have been enlarged to the extent that they are no longer suitable for one or two occupants.

Roydon (Draft Policy P 9)

Please provide reasons for your view on Roydon:

Nazeing (Draft Policy P 10)

Please provide reasons for your view on Nazeing:

Thornwood (Draft Policy P 11)

Please provide reasons for your view on Thornwood:

Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots (Draft Policy P 12)

Please provide reasons for your view on Coopersale, Fyfield, High Ongar, Lower Sheering, Moreton, Sewardstonbury, Sheering, Stapleford Abbots:

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

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

Agree

Please explain your choice in Question 7:

The council tax payers should not be expected to pay for the infrastructure improvements. This should be funded by the developers, who are making the money and Central Government who came up with this policy in the first place. Realistically, many of the occupants of the proposed new housing will want to commute to London for work. the existing roads and railways are already overloaded in rush hours so consideration will have to be given to the construction of a new railway line into London together with new roads. The District Council should make Central Government aware of this.

8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this.
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9. Do you wish to comment on any other policies in the Draft Local Plan?