

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

Stakeholder ID 2593 Name Sarah Djemal

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:

Unfortunately not as the draft local plan seems to be proposing to build extensively. Also where the proposed sites are will result in the loss of clear green belt boundaries.

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:

The amount of homes being proposed across the district is way too many. Especially for Theydon Bois. We have already had two small developments in the village, one on Coppice Row on the site of the old Renault Garage and one opposite the Theydon Balti House. There is also a development planned on the site of The Sixteen String Jack. I favour the scale of these developments more as they are developed sympathetically to the area. Larger developments are not suitable for a village of this size.

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

Disagree

Please explain your choice in Question 3:

Whilst I believe it is better to develop near towns where there is space to expand the existing facilities and there are good transport links, we still need clear green belt boundaries.

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Name Sarah

Djemal

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:

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

Please explain your choice in Question 5:

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 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

Please provide reasons for your view on Theydon Bois:

Most of the proposed sites are on greenbelt land. 360 homes are far too many for the size of the village. It will put more pressure on services that are already under strain. At this present time it is very hard to get an appointment at the Doctors surgery in Theydon and most times have to drive into Epping to use the surgery there. I use the train with my children on a daily basis to go to work and school and even though we are one stop from the start of the line into London, by the time the train gets arrives at Loughton there aren't any available seats. If one train is taken out of service or they are delayed we don't even get a seat at Theydon. Large scale developments such as what are being proposed will add even more pressure to the services and this has a knock on effect throughout the district along the train line. Also Theydon Bois station is not very well served by the surrounding roads and the car park is already at full capacity by the time I get to the station **Redacted**. Theydon Bois is a lovely village within a rural village which has managed to retain its charm despite being only 30 minutes from London by train or car. Building a development of 50 plus houses on any one site will ruin the charm and character of the village. These areas will look like mini housing estates which are more suited to larger towns and not in keeping at all with the village.

Roydon (Draft Policy P 9)

No opinion

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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:

No the approach is too general and does not give me confidence that the correct infrastructure will be provided where it is needed.

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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.

The interim appraisal is flawed as it does not support the wide dispersal of development in and around the small villages. An increase in population will put undue strain on the current services and infrastructure within the smaller villages. For example residents in Theydon Bois already have to rely on Epping and Loughton to use leisure facilities, doctors etc and this is not good for the environment as it will result in increased car journeys which is not good for the environment. The bus service is overpriced and virtually non-existent and this will be detrimental to the older residents.

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

I think the other policies such as the design and infrastructure need to be improved. If we were told what would be put into place so that the village could cope with smaller expansions we could consider the proposals further. However as far as I can see there are no plans to do this.
