

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

Stakeholder ID 3022 Name Keith Pye

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:

There is no justification for the development of this number of houses in Theydon Bois. If the vision is to protect the green belt, this plan will fail to do this. It will lead to the loss of many clear and definable green belt boundaries. Additional housing will only put additional strain on a village already straining under the present population with regard to parking, transport, health services etc.

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:

These incursions into the green belt are ill thought out, will be the thin end of the wedge allowing a precedent to have been set for further losses. No justification is given for the building of what would be an almost 25% increase in the number of houses that already exist.

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

Strongly disagree

Please explain your choice in Question 3:

Development in and around existing towns is a viable solution, as there are greater chances of development on brown field sites, if it leads to incursion into green belt land then this is not a viable solution.

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

Stakeholder ID 3022

Name Keith

Pye

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

Epping?

No

Buckhurst Hill?

No

Loughton Broadway?

No

Chipping Ongar?

No

Loughton High Road?

No

Waltham Abbey?

No

Please explain your choice in Question 4:

Primary shopping areas should help focus retail development in these areas, but must be implemented so as not to undermine existing traders. Local businesses should be encouraged as apposed to major companies swamping the markets.

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

Strongly disagree

Please explain your choice in Question 5:

Any new employment opportunities must be allocated to the larger conurbations. Employment development on green belt sites are not sustainable and will have an adverse affect on transport links, infrastructure, and local job opportunities.

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:

Four of these sites for Theydon Bois, are in the green belt area and these areas have been identified as suffering a high or very high level of harm should they be allocated for housing. This harm will result in encroachment into the countryside and undermine the rural character of our village. The local school, medical facility, transport, parking, supply of the utilities are all ready strained an additional 25% added to this will cause real issues. The village by consent has no street lighting, to add this additional number of people would

likely see an increase in night time road accidents, as there would likely be an increase in through traffic if all the other areas increase their population as well.

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?

Strongly disagree

Please explain your choice in Question 7:

No specific requirements for the infrastructure has been stated. It is generalised and it is difficult to quantify as part of a new development. There is no guarantee that it will provide the right infrastructure at the right place at the right time.

-
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 Sustainability Appraisal does not support the wide dispersal of development in and around the large and small villages in the district. In respect of Theydon Bois the transport links are already at capacity and the underground is well over capacity at peak times. The underground is poorly served by the existing road and bus services, such that new development designed and located to use the station will add further to the congestion and over-crowding already experienced around the station and on the train.

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

The policies are severely lacking for example, there are no detailed green belt policies to define disproportionate extensions to properties in the green belt, or direct what is meant by 'materially larger'. How do we approach redevelopment land in the green belt. What is required is a consistent approach at District level and more detail regarding such policies as those on design and the infrastructure. This should ensure

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

that local character of villages such as Theydon Bois is maintained or improved. How will you stop planning applications for the new housing coming forward before a 'master plan' has been produced for the site. Parking provision is not mentioned in the detailed policies of the plan.
