

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

Stakeholder ID 2473 Name Nicholas Hadjifotiou

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:

Whilst some of the plan is reasonable there are areas in which the planned development would drastically alter the character of a settlement, impinge on bio-diversity and lower quality of life for residents.

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 sheer amount of proposed homes in existing settlements is neither feasible nor desirable (particularly in a Town like Epping). Even if it were possible to sufficiently improve the hard infrastructure to cope with the level of expansion, it is impossible that the soft infrastructure would support these enlarged populations without a substantial loss to quality of life.

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

Agree

Please explain your choice in Question 3:

Harlow, with a large centre plus other economic hubs can respond to the increase in homes and population.

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Hadjifotiou

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

Epping?

Yes

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:

The proposed new frontage in Epping might be useful, however, its inconvenient location off the high-street might mean it is not used as intended.

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

Please provide reasons for your view on Epping:

The destruction of green belt, especially that which is located close to the centre of the town (SR-0208, SR-0229 etc.) would severely change the character of Epping. Increasing the population in these areas would create further pressure on the already hard pressed hard-infrastructure which cannot realistically be improved. These developments also threaten areas of significant bio-diversity and important habitats. In SR-0208 there is a tremendous range of habitats, including old trees and hedges, meadows & grasslands; that support wildlife not typically found in gardens (such as RedWings, Bullfinches etc.). The proximity to the

Forest means there is a greater volume and diversity of insects which supports these bird and bat populations. To lose these regions would push many species right out of 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 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:

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

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

Disagree

Please explain your choice in Question 7:

Ivy Chimneys School near SR0208 has seen increased class sizes and is full/over-subscribed. Development in this area would exacerbate the problem. It's simply not possible that the developer could 'fund' the necessary off-site facilities (6.18). Development in Epping must be limited to areas where logical on-site facilities can be provided. The sheer volume of cars on the road needs to be considered and mitigated.

8. An Interim Sustainability Appraisal has been commissioned to support the Draft Local Plan. We would welcome any comments you may have on this.

A more agile and considered study of the changing demographics in Epping is required. For example, commuters in Epping are more likely to be wealthy and thus also own cars. etc.

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