

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

Stakeholder ID 3030 Name fran colomb

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?

Strongly disagree

Please explain your choice in Question 1:

The green belt was created to legally protect and safeguard against urban sprawl and preserve the environment, ecology and character of place. The proposal to build on any green belt land therefore does not adhere to these basic principles set out in the National Planning Policy Framework as it would negatively impact on these safeguarded areas. The EFDC plan contradicts itself as it proposes to change green belt boundaries and then build on what was formerly green belt which destroys the very thing it claims to protect.

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:

2. Generally the plans seem focused on the need to build more housing and housing is not seen as a reason generally to build on the green belt. Without more detailed consideration of the impact of that on already existing communities, infrastructure, employment, character etc etc and a more sensitive approach to addressing housing needs it is difficult to make a fair appraisal of the impact of the proposal and more importantly it will destroy green belt land which should continue to be protected for future generations to enjoy. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: •buildings for agriculture and forestry; •provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it; •the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; •the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; •limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or •limited infilling or the partial or complete redevelopment of

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previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

<http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/9-protecting-green-belt-land/>

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

Disagree

Please explain your choice in Question 3:

Therefore any building on the green belt other than the exceptions listed on the National Planning Policy Framework will invalidate all the basic principles of the green belt. It would be better to look for other more suitable sites or at higher density housing.

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

Epping?

Yes

Buckhurst Hill?

Yes

Loughton Broadway?

Yes

Chipping Ongar?

Yes

Loughton High Road?

Yes

Waltham Abbey?

Yes

Please explain your choice in Question 4:

All the local shopping areas should be protected and enhanced and encouraged to flourish.

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

Disagree

Please explain your choice in Question 5:

5. Already existing employers should be encouraged to grow and build local, sustainable, greener businesses. Employment opportunities should not be seen as a reason to build on the green belt. Investment in locally used businesses would also encourage less use of fossil fuel, and thus arguably help prevent climate change.

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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 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:

**6.The proposed housing estate of 360 houses encroaches on green belt land and would absolutely change the character of the village and it's surroundings as well as impact adversely on infrastructure.**

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:

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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?

### Disagree

Please explain your choice in Question 7:

7.The plans for infrastructure are not detailed enough to see whether they would be realistically viable either in the long or short term. For instance sudden growth of the village would most certainly quickly lead to traffic and parking issues not least due to poor access to the site. The LT car-park which is proposed for development would only push parking into the village to it's detriment. See also answer 2.

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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 green belt should continue to be protected across the UK. Why sacrifice green belt for green wedges?

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

It would be great to see local groups continue to be encouraged to emerge to start to have discussions about the needs of the community and it's future with adequate exhibitions and opportunities to consult with local councillors and planners. Thanks to the strong community in Theydon Bois I have found out about the plans which otherwise might have passed me by. I saw the display in the Village Hall. There were no leaflets there to take away and brief summary would have been helpful as the draft document is very long and not easy to read on a drop in basis.

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