

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

Stakeholder ID 2692 Name PETER Sullivan

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 seeking to protect the Green Belt it fails and many Green Belt boundaries would be lost.

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 incursions into the Green Belt are ill conceived and there is no justification for 360 new houses in Theydon Bois. New development should be focused on the towns that have the infrastructure and facilities and are better able to offer additional schools, doctors surgeries etc.

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

No opinion

Please explain your choice in Question 3:

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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:

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

Disagree

Please explain your choice in Question 5:

Development of Green Belt areas for employment is not sustainable, is not necessary and will adversely impact on transport links and local job opportunities and should be directed to the larger sites close to and within the towns.

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:

4 of the Theydon Bois sites are in the Green Belt and these parts of the Green Belt have been identified as suffering a high or very high levels of harm. The harm will result in encroachment into the countryside and undermine the rural setting of the village. 360 new houses in Theydon Bois is disproportionate allocation and amounts to a 23% increase in the size of the Village which would destroy the present character of the place and therefore not comply with EFDC's "vision". Present and future infrastructure simply cannot support this amount of growth: - the Central Line trains are crowded from 06:30; - it is difficult (if not impossible) to get an appointment to see a Doctor on any reasonable timescale; - the school would need to be expanded which

could not be achieved on the current site without building on the playing fields (not a good option for the health and wellbeing of the next generation)

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:

The plan does not state what the specific requirements for infrastructure will be. At best this is generalised and difficult to quantify as part of a new development. There are no provisions to ensure that the infrastructure needed will be provided in the right place and 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 and around the large and small villages of the District. In respect to Theydon Bois the transport are already at capacity and the Central Line over capacity at peak times. The underground station is poorly served by the existing road network and bus services such that any new development ished and located to use the station will only add to the congestion and add to the existing over-crowding. The large increase in Theydon Bois will still rely on the larger settlements for a wide range of facilities and due to the overcrowded transport links this will result in a substantial increase in car journeys on narrow roads which ate unsuitable for a greater volume of traffic.

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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'. What is required is a consistent approach at District Level and detail regarding such policies as those on design and infrastructure. This should ensure that local character of villages such as Theydon Bois is maintained or improved. Parking provision is not mentioned in the detailed policies of the local plan.
