

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

Stakeholder ID 2623 Name Mark Harvey

Method Survey

Date

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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 Draft Plan is flawed in that it does not protect the Green Belt as the Vision claims to do. There will be a 'softening or loss of many clear and definite Green belt boundaries which in its self is a betrayal of past aspirations and future quality of life for all over the coming years..

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:

It has all about fulfilling quotas for housing without any proper thought about the incursions into the Green Belt, just putting lines on the map with no detailed justifications including around Theydon Bois with a ridiculous 360 houses proposed. No evidence from EFDC supports this new approach either regarding Green Belt Boundaries or even being in line with government thinking. There is no logic to the distribution of housing around all areas of the District. These should be in main centres/towns where infrastructure is in place and which can cope with new schools and health facilities being built. It basically degrades the special status of Theydon Bois as a village very close to London with green open areas and also Forest for all to enjoy for the coming years. Choking it with too much traffic and people will lower everybodys quality of life including visitors.

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

Disagree

Please explain your choice in Question 3:

While Harlow is much more sustainable to develop, subject to better infrastructure (including District healthcare), any use of the Green Belt is not good in the longer term for the residents of Harlow and their relationship with adjoining countryside and so is not welcome.

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:

Insofar as creating primary shopping areas should help focus retail development in these areas, I think that aspect can be positive. However it should be implemented so as not to have a detrimental effect on local shopping areas in smaller areas around the District. The proposed location of housing and employment sites actually undermine the Primary shopping areas which need to be supported by focusing housing and employment development in the towns with primary shopping areas.

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

Strongly disagree

Please explain your choice in Question 5:

Employment developments on Green Belt sites are not sustainable having adverse impacts on transport links, infrastructure and local job opportunities. Employment opportunities should be directed to larger allocated sites in larger settlements which are keen to grow sustainably.

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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:

Four of the sites in Theydon Bois are on Green Belt which are known to suffer very high levels of harm should houses be built on them; this will result in an encroachment into the countryside and undermine the rural character and setting of a village that is close to the people of London and so is very special. The number of proposed houses is ridiculous and will increase the size of the village by almost a quarter. This will destroy its character and so will definitely not comply with the 'Vision'. I have just had a letter from the water supplier for the District explaining how water needs to be saved because of the explosion of people and housing and this has to be achieved by saving water and stopping leaks. There is no mention of extra water reserves and I can see that in times, especially with global warming, that we will have to get used to water bowsers in the streets at the height of summer. The local traffic is noticeably worse now, let alone with all the proposed extra cars and people. There is a steady stream of vehicles at peak times which makes exiting from side roads more difficult than even a fairly short time ago. The road infrastructure is limited by the Forest and I can easily see the local roads simply not being able to cope. District healthcare is under a great deal of strain as it is; I now have to travel up to Cambridge for some recent treatment and had to wait about three or so months between appointment. There is no plan to improve this, nor the land to provide extra facilities unless on Green Belt in this area. The issues of the Central Line are well known, with no seats sometimes after Loughton at peak times. More people on system that is overloaded at peak times will be a source of anger and

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frustration among local residents. The infrastructure plan put forward is more of a wish list and has nothing concrete. Also, the infrastructure should be put in before anything is built.

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:

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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:

There does not seem to be a clear idea what specific requirements are needed for the infrastructure. It is very generalised and difficult to quantify as part of the development proposals and there is no provisions for all the support needed to be in the right place at the right time. Its more of a 'wish-list'. Infrastructure should be put in place to cope with development as it arises. Its like building a house in a field and then thinking about how to build a road and connect it up to services. Its a case of 'cart before the horse'.

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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.

This appraisal does NOT support wide dispersal of development in and around the small villages of the District. Theydon Bois transport links are at capacity especially at peak times plus the station access is limited by the nature of the road network and use (plus poor bus service) and it has long been recognised that there is a need to prevent the whole village becoming a commuter car park. With the current pressure to the point of over-use, more houses would make the problems a lot worse, causing more problems on the road and rail networks. Theydon Bois (and other developments) will still have to rely on large settlements for a wide range of facilities and services which will be in greater demand. Overcrowding with bad transport facilities will add to congestion due to extra use of the local roads. The sustainability Appraisal recognises Green Belt sustainability concerns, especially in the villages. I am told that Case Law has concluded that house numbers alone are not a special reason for development of Green Belt land. I believe that all Green Belt boundaries must be maintained for the the future.

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

The policies generally are very lacking e.g. there is not a Green Belt policy to define what is a disproportionate extension to a property or what exactly the term 'materially larger' actually means; it makes it hard to judge what is a reasonable redevelopment of existing property on Green Belt; there is no mention of parking provision- ideally everyone will use a bike, but we all know that is not going to happen! There needs to be more consistency and detail on how the special local character of villages such as Theydon Bois is protected, maintained and improved. It all smacks of panic and short term need - put the houses up first and then worry about how society will cope with the breakdown in the provision of all the various services at another time. Common sense seems to be put on one side to meet political objectives. The Green Belt is an important resource not only for those of us who currently are custodians, but also for people who pass through the District or visit for enjoyment, especially from London. I would rather our generation be remembered for preserving something special and thinking of the future as did the people who established Epping Forest as a public space those who had the foresight to establish The Green Belt.
