

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

Stakeholder ID 3072 Name Paul Ryan

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:

Over development of certain areas in particular green belt land and small villages including Nazeing. There are brown field sites that could be better used for development without affect greenbelt land.

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 proposal to build 220 new homes in Nazeing is too much for the village to sustain especially if it involves any development of greenbelt.

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

Agree

Please explain your choice in Question 3:

Harlow requires development as it is tired and scruffy. Harlow is also a large town and with the right infrastructure or scope for their development and could support a lot of the new housing need for the whole of the area.

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

Epping?

No opinion

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:

The area at Hoe Lane SR-0580 should be retained for a small housing development as it has little impact on the existing village and no impact of green belt.

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 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

Please provide reasons for your view on Nazeing:

We object to the development of areas SR-0473, SR-0011 and SR-0300c and our objections are as follows: 1. This is green belt and should not be built on. 2. There is an increased risk of surface water flooding which is already a problem in St Leonards Road and the concreting over of the proposed site will exacerbate this. 3. There are insufficient local amenities as it stands in Nazeing without considering this development. We have learnt today that most of the buses serving Nazeing are being withdrawn 4. The congestion, noise and air pollution during building will be a problem on what is already a busy road and the noise and dust caused through construction will be a further intrusion and problem. 5. The congestion after building is going to be a

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problem on what is already a busy road and particularly the junction at the traffic lights. 6. After construction there will be more noise, traffic and light pollution generally 7. There are no adequate walkways to cross what is a busy road and pedestrians will face increased risk. 8. There will be the destruction of habitat for wildlife which is plentiful. For example we have many birds that visit our garden being so close to the countryside and these will simply disappear (woodpeckers, siskin, field thrush, Jays - there are also birds of prey that feed in this area - they should be protected). There are also bats and owls as well as song thrushes. 9. The approach to Nazeing from Waltham abbey is currently down a road which offers views of a rural valley setting and development of this land will spoil that view and detract from the attractiveness of Nazeing as a rural village and hence affect house prices including ours. 10. We are not overlooked from our home and this was part of the reason for purchasing the house and at that time there were no such plans. When we look out of the rear of our property there are lovely views of fields and countryside. This would change and will force us to consider moving home which was unplanned plainly not reasonable. We never thought that greenbelt land would be developed. 11. The area at Hoe Lane SR-0580 or north of the village SR-0150 are more suited to limited housing development as they have least impact on the existing village and green belt.

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?

Disagree

Please explain your choice in Question 7:

Nazeing Crossroads is increasingly congested and an no longer support further development without a bypass. Doctors surgeries are too limited. Only one small primary school. There are virtually no bus services remaining.

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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.

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

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