

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

Stakeholder ID 3183 Name Ross Abbott

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?

Strongly disagree

Please explain your choice in Question 1:

The plan regarding Theydon Bois uses Green Belt land so the Plan is clearly not protecting EFD's Green Belt and environment.

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:

How is the Plan protecting the Green Belt if it's actually building on it?

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

Agree

Please explain your choice in Question 3:

Provided it doesn't compromise our Green Belt. Once that's built on, there's no going back.

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

Epping?

Yes

Buckhurst Hill?

Yes

Loughton Broadway?

Yes

Chipping Ongar?

No opinion

Loughton High Road?

Yes

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

These are areas that I'm familiar with and I support the protection and encouragement of local retail developments as long as they're on a suitable scale.

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

Strongly disagree

Please explain your choice in Question 5:

Not where it's on Green Belt land or adjacent to it, so as to cause a negative impact to the environment.

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:

It seems that most of the proposed developments within the Plan for Theydon Bois are in the Green Belt. The scale of the developments proposed would alter the village beyond recognition and have an extremely damaging effect on the character of the locality. In addition, the transport routes from the Wake Arms Roundabout through Epping Forest (B172) and into Coppice Row simply aren't sufficient to take the additional

traffic - both numbers and size. I would imagine that to increase the size and suitability of this road would require expansion onto Epping Forest land - something that would be highly undesirable.

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?

Disagree

Please explain your choice in Question 7:

There doesn't appear to be enough detail in the Plan regarding infrastructure provision so it's difficult to agree with it without knowing more.

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

I believe that the most important thing to consider is the scale of any development outlined in the Plan. Having looked at the proposed developments for Theydon Bois, they seem highly inappropriate for the size of the village and would therefore require a complete overhaul of all the existing infrastructure including access to the Underground, where parking has now overflowed into surrounding country roads including Abridge Road. The bus service is also very poor.

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

EFDC have been awarded the guardianship of the local Green Belt. This is both a privilege and a responsibility. I fully expect EFDC to respect the sanctity of the Green Belt for future generations. Any decision that undermines our Green Belt will permanently damage our district forever.

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