

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

Stakeholder ID 2419 Name Enid Walsh

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 agree

Please explain your choice in Question 1:

Whilst I strongly agree with the Vision shown in section 3.26, I do not consider that the Plan meets these ideals particularly in the proposals for Ongar and Loughton. The detailed proposals for site allocations are unsustainable.

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:

I agree with maximising development around Harlow - this area has the necessary employment opportunities to avoid even more of the population of the district commuting into London. Public transport and roads are at full capacity already. The loss of any green spaces to housing is a poor decision - it doesn't respect the attributes of the Debden Estate. The loss will have a detrimental impact on the health and wellbeing of existing residents in an already deprived area. Regarding sites SR-102 and SR-0067i for Ongar, (note Chipping Ongar is a ward, Ongar is the name of the town): 1) Applications for this site have been refused in the past - highway access onto the A414 was considered unsuitable. 2) If this site is to be included, extreme care needs to be taken to ensure that water run off does not exacerbate the existing flooding problems particularly to properties in Marks Avenue. I am not convinced that sufficient consideration has been given to creating a new 'garden village' to meet the housing target for the district.

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

Strongly agree

Please explain your choice in Question 3:

As previously stated - this area provides job opportunities locally to reduce the impact of an increased population on public transport and roads with people commuting into London.

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

Epping?

No opinion

Buckhurst Hill?

No opinion

Loughton Broadway?

No

Chipping Ongar?

Yes

Loughton High Road?

Yes

Waltham Abbey?

No opinion

Please explain your choice in Question 4:

Loughton Broadway needs to be carefully managed in conjunction with the new retail shopping centre in Langston Road. At various points in the document it refers to 'out of town' and 'out of centre'.

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

Agree

Please explain your choice in Question 5:

These policies are satisfactory but Section 4.43 refers to more detailed work still to be undertaken - this is disappointing.

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

Please provide reasons for your view on Loughton:

The choice of sites in Loughton smacks of desperation with little thought given to the impact on existing residents and businesses. There is sufficient capacity in the housing allocation numbers for the district for these sites to be withdrawn. I do not agree that these sites meet the draft Policy SP1 on sustainability.

Leaving these details until a planning application is submitted or relying on developers to provide the necessary improvements is heading for problems.

Waltham Abbey (Draft Policy P 3)

No opinion

Please provide reasons for your view on Waltham Abbey:

Chipping Ongar (Draft Policy P 4)

No

Please provide reasons for your view on Chipping Ongar:

I have major concerns about the impact of any additional housing on the full range of infrastructure of the town. These sites are too small to provide the necessary investment from CIL that is required to upgrade utilities, roads, schools, doctors, etc. etc.

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 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:

Draft policy D1 delivery of infrastructure - this is not achievable with such small scale developments across the district.

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 reality here is that the objectives detailed on page 6 are laudable but not necessarily achievable and certainly not achievable with the proposed site allocations in the draft Local Plan.

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