

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

Stakeholder ID	2152	Name	Nigel Tedder	Go Homes Ltd
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Method	Survey
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Date	
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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](mailto: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:

The district is 92% Green Belt and in meeting the objectively assessed needs, areas for growth need to ensure the protection of the existing environment for both existing and future residents. The range of detailed reviews will ensure that the most sustainable locations are determined based on set criteria being adopted.

2. Do you agree with the overall vision that the Draft Plan sets out for Epping Forest District?

**Disagree**

Please explain your choice in Question 2:

The main settlements have been identified as the main areas for growth. However, the growth shown to the towns of Waltham Abbey and Loughton is shown to be around 4% whilst other towns like Epping and Chipping Ongar have growth of over 10%. This is disproportionate. North Weald is shown to have a growth of over 30% which is considerable. Along with this the reliance on the numbers being provided at Harlow which is within the Green Belt suggest that other towns may need to provide greater opportunities for growth.

[http://eppingforest.consultationonline.co.uk/wp-content/uploads/sites/5/gravity\\_forms/3-fce9873862dde780a40e3cbe24771a88/2016/12/WAL-A-GO-HOMES.pdf](http://eppingforest.consultationonline.co.uk/wp-content/uploads/sites/5/gravity_forms/3-fce9873862dde780a40e3cbe24771a88/2016/12/WAL-A-GO-HOMES.pdf)

### Response to the Draft Local Plan Consultation 2016 (Regulation 18)

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

**Disagree**

Please explain your choice in Question 3:

The land around Harlow is Green Belt. The extent of growth is considered to represent Urban Sprawl which will impact negatively on the Green Belt and the purposes of including land within it. The level of infrastructure required is likely to delay any growth opportunities and more reliance required from other settlement areas. It is unlikely to lead to any economic benefits to Epping Forest DC given facilities, schools, shops etc. will all be within the adjacent district.

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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**

Please explain your choice in Question 4:

Whilst locations for primary shopping areas is shown, many need significant investment to protect and encourage their use. Parking facilities are key to ensuring the areas are well used as not all users will be within easy walking distance. [http://eppingforest.consultationonline.co.uk/wp-content/uploads/sites/5/gravity\\_forms/3-fce9873862dde780a40e3cbe24771a88/2016/12/WAL-A-GO-HOMES1.pdf](http://eppingforest.consultationonline.co.uk/wp-content/uploads/sites/5/gravity_forms/3-fce9873862dde780a40e3cbe24771a88/2016/12/WAL-A-GO-HOMES1.pdf)

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

**No opinion**

Please explain your choice in Question 5:

**No opinion.**

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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**

Please provide reasons for your view on Waltham Abbey:

The approximate 800 new homes identified for Waltham Abbey being only 4% growth appears very low in comparison to most other towns and settlements. The area is well placed to meet a larger proportion of the district's needs. The identified sites for Waltham Abbey are not considered to represent sites which would have lesser impact on the Green Belt and other sites for example WAL-A , SR0065 considered more suitable and as deliverable. Any land to the south of the M25 previously noted a possible employment land would have greater impact on the Green Belt and not be in a sustainable location considered appropriate for housing growth.

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 opinion**

Please provide reasons for your view on Nazeing:

## Response to the Draft Local Plan Consultation 2016 (Regulation 18)

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:

[http://eppingforest.consultationonline.co.uk/wp-content/uploads/sites/5/gravity\\_forms/3-fce9873862dde780a40e3cbe24771a88/2016/12/WAL-A-GO-HOMES2.pdf](http://eppingforest.consultationonline.co.uk/wp-content/uploads/sites/5/gravity_forms/3-fce9873862dde780a40e3cbe24771a88/2016/12/WAL-A-GO-HOMES2.pdf)

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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:

With over 1/3rd of the districts housing growth being proposed around Harlow what control does Epping Forest DC have over the delivery of the infrastructure demands to this area. The likely delays in delivering the required level of infrastructure may lead to other towns and settlements within Epping Forests district being better placed to meet the growth demands. There is further discussion of the strategic sites for allocation around Harlow in Draft Policy SP 3. The delivery of the strategic sites around Harlow is dependent on the construction of key infrastructure, including improvements to Junction 7 and a new motorway junction (Junction 7A) to the north of existing junction 7 of the M11. The new motorway junction and associated access would be constructed across Green Belt land in both Epping Forest and Harlow Districts. Until the new junction/junction improvements the existing road network cannot cater for the growth shown to Harlow.

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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.

The interim SA is considered to represent a robust document under which to assess the options for growth and those sites to be considered ,however those sites identified under the banner of the SA are not totally consistent with its aims and objectives.

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

**SP2,SP5,H2 and P3**

Policy H2 That the levels of affordable housing are reduced to the area of Waltham Abbey due to values and the 40% requirement lowered. Policy SP2 The 800 units representing 4% growth for Waltham Abbey considering it is one of only 4 towns in the district is considered low. Policy SP5 The new designation of some land as District Open Land with protection as if it where Green Belt appears unnecessary given the existing Green Belt policies and level of protection currently afforded. Any land not considered to remain as Green Belt should be reviewed for growth potential. Policy P3 That the sites considered to deliver the identified housing growth for Waltham Abbey do not provide for balanced growth that would best meet the needs of the

**Response to the Draft Local Plan Consultation 2016 (Regulation 18)**

district. Other more suitable sites exist and should be considered as both deliverable and achievable and allocated accordingly.

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