

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

Stakeholder ID 2609 Name David William Atkinson

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](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?

Disagree

Please explain your choice in Question 1:

The vision seeks to protect the Green Belt, but the draft local plan fails to do this. The danger is a steady erosion of the Green Belt boundaries.

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 incursion into the Green Belt have been ill-thought out, 360 houses represents an increase of 25% of the housing stock without due regard to the expansion of the Theydon Bois infrastructure to support the enlarged community.

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

Agree

Please explain your choice in Question 3:

Due regard needs to be given to the supposed advantages of an expanded housing stock. This is not considered in the Draft Plan.

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

Epping?

Yes

Buckhurst Hill?

Yes

Loughton Broadway?

Yes

Chipping Ongar?

Yes

Loughton High Road?

Yes

Waltham Abbey?

Yes

Please explain your choice in Question 4:

There is an obvious advantage in expanding shopping areas in the district. However, this has to be done with due regard to the effect of the expansion on existing small retail businesses in each of the areas.

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

Agree

Please explain your choice in Question 5:

EFDC's plan for the expansion of employment is welcome, but the proposed sites should avoid encroachment of the Green Belt at all costs.

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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:

**360 new houses in and around Theydon Bois is an increase of 25% on the existing housing stock. It will change the character of the village and the existing infrastructure will not support the 25% increase in housing and the population.**

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:

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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:

The plan does not state what the specific requirements for the proposed infrastructure will be. In addition chaos will result if the housing and the increased infrastructure are not be synchronised.

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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 Sustainability Appraisal does not support the wide dispersal of development in and around the large and small villages of the District. In respect to Theydon Bois, the transport links are already at capacity and the underground is well over capacity at peak times. (Getting on at the T.B. station **Redacted**, more often than not, I end up standing all they way to Oxford Circus). The station is poorly served by the existing road network and bus services. The new development designed and located to use the station will further add to the congestion and over-crowding already experienced around the station and the trains. The large increase in Theydon's population will cause overcrowding and the poor transport links will result in a substantial increase in car journeys which will add to congestion and cause further damage to the local road and add pollution. The document states that the approach to the Green Belt sites will protect the most high value sites from the development, but then the document contradicts itself by stating high quality Green Belt land will be lost.

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

The policies are lacking detailed Green Belt policies to define disproportionate extensions to properties in the Green Belt, or explains what is meant by "materially larger". A consistent approach at District level is required and more detail regarding policies on design and infrastructure. This should ensure that local character of villages such as Theydon Bois is maintained and improved. Parking provisions are not mentioned in the detailed policies of the local plan. This affects all of us, in and around the station.

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