

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

Stakeholder ID 2505 Name Stephen Rochester

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?

Strongly disagree

Please explain your choice in Question 1:

The vision states an ensuring of quality of life for the people of Epping Forest District, given it's location and geography the number one priority of the vision should be to protect our precious green belt land, something that has been fundamentally ignored in large elements of the Draft Local Plan. The Green belt is designated as protected land to preserve our countryside against the sprawl of housing so to propose to build on it is irresponsible, irreversible and against the will of the people living in the area.

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 am yet to see any justification for any new houses in the Theydon Bois area, which is already overcrowded in regard to the facilities available such as parking, lack of rush-hour tube space, school places etc. Aside from this, any proposed development should under no circumstances encroach on Green belt land, as set out by government thinking. If there is a requirement for new houses in the district they should be located in more suitable areas (such as the larger towns) where there is more substantial infrastructure in place and the new residents can benefit from this existing environment.

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

**Agree**

Please explain your choice in Question 3:

Harlow is a more suitable location for development than other areas due to it's existing infrastructure however, this development should in no way encroach into Green belt land

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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:

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

**Strongly disagree**

Please explain your choice in Question 5:

Any developments that fall on Green belt land should not be considered and any employment developments should be centred around the larger allocated sites that have the infrastructure in place to cope with the changes

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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:

Of the proposed sites, four are in the Green belt and are only in the local plan because they have been put forward by the landowners keen to make some money from this plan. This is not a good reason to consider the areas in question and our precious Green belt land would be destroyed in several key areas of the village. The proposed development site at the end of Forest Drive is a key example of encroachment into Green belt land that would damage the surround of the village, breach a long held boundary at one end of the village and destroy land that is currently used for recreational purposes. We canvassed opinions of residents in the immediate area to the proposed Forest Drive site and the feedback was unanimous in it's opinion that the site was inappropriate and that the additional houses and therefore population increase would be unsustainable for the facilities existent in a village this size. I have attached the petition for your perusal, please note that this is simply the views of residents in the immediate area collected over just a few days. No-one we spoke to was in support of the development which reflects the fact that the plan is not representative of the views of the people living in Theydon Bois. Aside from this, there is totally unsuitable access to the Forest Drive site for development work to occur as the network of roads that would be used by the lorries needed for the development are far too small to cope with such HGVs on a regular basis for a prolonged period of time. Whenever lorries for individual building projects or refuse collection use these roads it causes chaos for the residents so this is a non-starter for such a major project.

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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:

http://**....Redacted....**

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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:

Not only does the plan not state what specific requirements for infrastructure there will be but also the provision of the infrastructure will require even further development. For example there is currently a severe lack of commuter parking in the village (as is demonstrated by the current dangerous parking up Abridge Road and on all village roads where there isn't a yellow line), so not only is there a proposal to develop the small existing car park but even more parking will be required to cater for the increase in population. There is already a strain on doctors appointments and school places. Put simply, the infrastructure of the village is at breaking point at the moment and there has been no clear proposal of how any additional infrastructure will be introduced. If we have an increased population in Theydon Bois, as a minimum, we will need: more school places, more commuter parking, increase in doctor's appointment availability, increased rush-hour tube provision, more shopping provision, more refuse collection etc etc....a level of provision that is not possible either practically or spatially.

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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.

To reiterate earlier comments, development in Theydon Bois should be rejected due to encroachment into Green belt land which should under no circumstances occur, the only beneficiary of this is the land-owners making money from the development. The sustainability report states the approach to Green belt sites will protect the most high value sites from development but yet the document then states some Green belt sites will be lost. This is not only contradictory but unacceptable. To build on the proposed sites around Theydon Bois will result in housing sprawl towards Abridge and Epping which once they start will be difficult to stop. Also there is not the infrastructure in place to support any further development and there is no capacity or

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space to provide the required infrastructure to cope with the increased population from such a development, also the logistics of actually building any new houses on the scale in question would devastate the village as there is not the access to sites that would be required.

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

**Development of Theydon Bois**

My only further comments regarding this are that the local councillors who are supposedly in place to represent their communities are not putting forward plans and views representative of the people of Theydon Bois. Amongst very vocal objections at parish council meetings, the attitudes of the councillors was very much that they would plough forward with their pre-determined agendas even though this went against popular opinion of those they are supposed to represent while also it is supposed to be a consultation process and the meetings were there to glean the views of the village population, views which largely went ignored.

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